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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW
AGENDA

SPECIAL MONTHLY MEETING, JANUARY 31, 2000
3:00 PM
25 VAN NESS AVENUE
COMMISSION MEETING ROOM SUITE 70
SAN FRANCISCO, CA 94102

RICHARD NEWIRTH
CTOR OF CULTURAL AFFAIRS

.30

1/00

PROGRAMS
CIVIC DESIGN REVIEW
COMMUNITY ARTS & EDUCATION
PERFORMING ARTS
PUBLIC ART
CULTURAL EQUITY GRANTS
SUITE 60
CIVIC ART COLLECTION
STREET ARTISTS LICENSES
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NOTICE: requests to testify are accepted by completing one of the speaker cards, which are available at all hearings, and giving it to the Secretary before the item on which the individual wishes to speak comes up for consideration. The Presiding Officer will also call for public testimony on agenda items either at the beginning of the Meeting or prior on the vote on particular items. For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584.

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I. UNION SQUARE
PHASE 2
(Phase 1 approved 10/18/99)
Don Alameida, Project Architect, DPW BOA

II. LINCOLN PARK HOLOCAUST MEMORIAL
PHASE 1
Robert McDonald, Recreation and Park

III. SUNOL VALLEY TREATMENT PLANT
OPERATIONS BUILDING UPGRADES
PHASE 1
Barry Pearl, Planning, PUC

IV. SUNOL VALLEY TREATMENT PLANT
CHEMICAL FEED BUILDING
PHASE 1
Barry Pearl, Planning, PUC

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V. **PUC WATER DEPARTMENT**
REPLACE CASTLEWOOD PUMP STATIONS
PHASE 1
Lota De Castro, Project Manager, UEB, PUC
Mark Dorian, Project Architect, DPW BOA

VI. **PUC WATER DEPARTMENT**
BAY DIVISION PIPLINE SEISMIC UPGRADE
PHASE 1
Lota De Castro, Project Manager, UEB, PUC
Mark Dorian, Project Architect, DPW BOA

VII. **CITY DISTRIBUTION DIVISION**
SUTRO RESERVOIR SEISMIC UPGRADE
PHASE 1
Karen Kubick, Project Manager, UEB, PUC
Barry Pearl, Planning, PUC

VIII. **PEACEFUL STREETS, TREE GRATE DESIGN**
PHASE 1
John Ricker, Project Manager, Peaceful Streets

IX. **CESAR CHAVEZ STREET IMPROVEMENTS**
PHASE 1
Lesley Wong, Project Manager, BOE DPW

X. **MOCCASIN COMMUNICATION & CONTROL CENTER**
PHASE 2 & 3
(Phase 1 approved 6/21/99)
Michael Pierron, Project Architect, DPW BOA

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

DOCUMENTS DEPT.
FEB 19 2004
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Monday, January 31, 2000

3:00 p.m.

25 Van Ness Avenue, Suite 70

Notices
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The meeting was called to order at 3:25 p.m.

MINUTES

1. **Role Call:**

   Commissioners present: Emery Rogers, William Meyer, Rod Freebairn-Smith

   Commissioners absent: Stanlee Gatti

   Staff present: Richard Newirth, Nancy Gonchar, Susan Gray, Jill Manton, Debra Lehane,Michele Liapes

2. **UNION SQUARE IMPROVEMENTS PHASE 2**

   Susan Gray, Management Fellow, SFAC, introduced the project to the Committee and briefly summarized the comments made by the Committee during the project's Phase One review. These points included concerns about better defining the pavilions, lessening the portal massing, relocating the artworks, and increasing the space between the stage and the Dewey Monument.

Don Alameida, Project Manager, DPW BOA, provided a brief overview of how the design team had responded to the Committee's comments. He reported that it would cost $26 million to implement all aspects of the developed design, including both the above ground and below ground improvements. He explained that while this figure well exceeded the project's $19 million bond allocation, minor design modifications could bring the cost down to $21-22 million, in which case additional funds could be raised through other sources.

Michael Fotheringham, Project Architect, presented the developed design site plan. He described how the plaza had been opened up by pulling the stage back slightly, moving the artworks into a colonnade adjacent to Geary, and reducing the planting around the monument's base. The paving field would be rendered in gray-green granite with contrasting sand colored bands. This paving program would integrate "urban-glyphics" identifying aspects of the City's cultural and natural history. The 100-ft long fountain embracing the base of the monument is intended to accent the heart of the plaza. The pooling area will be contained below grade, with the water jets and lighting elements level with the paving. The fountain's spray will be kept to a low level, with the configuration permitting people to walk easily between the fountain and the monument, and programming able to be regulated according to event requirements and climatic conditions. The seating recommendations included folding plastic chairs for the cafe areas, with metal and granite benches for the open plaza. The artworks will be rendered in dark gray-green steel similar to the rest of the steel in the plaza, while contrasting red polished granite was proposed for the artwork bases. Two types of lighting standards were recommended separate to the commissioned artworks. These included a contemporary fixture inside the plaza, with the historic acorn fixture maintained along the sidewalk. Simply-designed hand railings would be used as per ADA requirements.

Tom Harry, Project Architect, presented the revised pavilion and portal design. He described how the pavilions appeared more integrated, substantial and functional. The canopies, rafters and streetside walls will be curved. The concrete walls will be clad in the same color granite as the paving field. The Bermuda style metal roof will feature skylights into the cafe areas. Vision or decorative glass and Dunbar structure steel will be specified throughout. Tourist information, ticketing, maintenance and trash holding facilities will be incorporated into the Powell street side pavilion. Employing the same open vernacular as the pavilions had significantly reduced the massing of the portal. The portal will also house the glass elevator access to the garage.

Mr. Alameda reported that Citizen's Advisory Committee had been actively involved throughout the design process.

Linda Mjellum and Jim Chapell, Co-Chairs, Union Square Citizen's Advisory Committee testified that the CAC was extremely pleased the design team's response to the Committee's concerns. They noted that they were particularly happy with the design and placement of the artworks.

Commissioner Freebairn-Smith commended the design changes, however he was concerned that a number of important issues required greater clarification, including the lighting and street furnishings plan. He added that a more intense color should be specified for the granite.

Mr. Fotheringham replied that a polished granite was specified for the vertical paving surfaces, which would provide a richer hue than that used in the paving field.

Commissioner Freebairn-Smith suggested that the final design parameters should detail the signage and graphic requirements. He concluded his comments by advocating for more money to be spent on the plaza improvements.

Mr. Alameda replied that the lease agreement between the Uptown Parking Corporation and the Department of Recreation and Park would enforce the signage guidelines. He noted that presently 60% of the total budget was being spent on the plaza, with only 40 % spent on the garage. He reported that Recreation and Park were helping to explore additional funding avenues.

Commissioner Meyer stated that he had already undertaken a preliminary review of the Phase 2 proposal. He approved all the design elements, excluding the plastic chairs and the artwork's red granite bases. He asked if the Visual Arts Committee had approved this particular granite.

Nina Dunbar, Project Manager, Public Art Program, reported that the Visual Arts Committee had reviewed the red granite, but noted that the color of the current sample did not accurately
represent the color originally submitted by the artist.

Commissioner Meyer stated that he would prefer to see the artwork bases rendered in the same gray-green granite as the rest of the plaza.

Michael Fotheringham assured the Committee that these issues would be resolved in consultation with the artist. Commissioner Rogers was pleased with the design developments, but stated that for a project of this scale it important that the Committee be able to review a model.

Mr. Alameda replied that the model would be completed within the next six weeks.

Commissioner Rogers noted that more focus had been placed on the interior. He asked if they were still intending to extend the programming out into the street.

Mr. Alameda replied that while this would be desirable, the Planning Department had not approved this extended scope of work.

Commissioner Rogers asked about the housing of the elevator.

Mr. Fotheringham replied that it would feature a clear glass canopy that was integrated into the portal.

Motion: To approve the Union Square Improvements, Phase 2, with the exception of the lighting plan, street furnishings and artwork bases.

Motion: Meyer
Vote: Unanimous

TOP

3. **LINCOLN PARK HOLOCAUST MEMORIAL**

Robert McDonald, Project Manager, Recreation and Park, presented the project to the Committee. He identified the memorial's location, and explained that it was dedicated to the six million victims of the Holocaust. The memorial was designed by artist George Segal, and commissioned with the assistance of Mayor Feinstein and the Holocaust Education Fund Advisory Committee. He reported that this committee had recently received $50,000 in funding for improvements to the memorial's landscaping and amenities through the Mayor's Action Grant Project program. These improvements included installing additional benches and replacing the hand railings, fencing and signage.

Marvin Yee, Project Landscape Architect, Recreation and Park, described the design elements. The granite benches and signage would be installed along the low-rise wall and would be constructed from materials similar to those used for the memorial's existing seating. The black metal picket fence will be 3 feet high, with the hand railing for the staircase connecting the viewing area to the access ramp appearing similar to the fencing.

Mr. McDonald concluded the presentation by stating that the design team had worked closely with the Holocaust Education Fund, and he introduced Candie Mattson and William and Susan Lowenberg to the Committee.

There was no public testimony.

Commissioner Rogers was in favor of the improvements, but expressed concerns about the artwork's vulnerability.

Debra Lehane, Director, Civic Art Collection, stated that since a surveillance camera had been installed to monitor the artwork, the incidence of vandalism had significantly decreased. She added that the figures were recently coated with a protective material approved by the artist.

Commissioner Meyer disapproved of the black metal fencing, and said that he would prefer to see stone or concrete instead.

Mr. McDonald replied that the fence was intended to appear simple and unobtrusive.

Mr. Yee added that the proposed fencing matched the existing light poles.

Mr. McDonald concluded the presentation by stating that the artist had endorsed the project.
Motion: to approve the Lincoln Park Holocaust Memorial, Phase 1.

Motion: Freebairn-Smith
Vote: Unanimous

TOP

4. **MOCASSIN COMMUNICATION & CONTROL CENTER PHASE 2 & 3**

Lena Ch'en, Project Manager, PUC, introduced the project to the Committee.

Mike Pierron, Project Architect, DPW BOA, explained how the developed design responded to the comments made by the Committee during the project's Phase 1 review. He described how Alan Masoka's glass artwork depicts an abstracted map of the Hetch Hetchy system, and how the panel will be installed in the front of the building. He then identified the materials and colors proposed for the facility's exterior. These included tan shades, panels and CMU, dark green doors and trims, and gray roofing material. He noted that the railings had been simplified to simple post and cable system in response to the Committee's earlier concerns about massing.

John Thomas, Landscape Architect, DPW BOA, explained how the foundation planting plan included Eastern Redbuds and Pistache. He described how planting and seating enhancements to the rear patio would establish an recreational zone for employees.

Commissioner Rogers approved of how the color scheme used a number tones within the same color range.

Commissioner Freebairn-Smith was concerned that the deciduous trees in the planting plan would do little to shade the facility.

Mr. Thomas replied that although the front of the facility had a southern exposure, deciduous trees were required in order to maintain clear sight lines. He noted that the Pistache would still provide a considerable amount of canopy.

Ms. Ch'en replied that energy saving features were included in the design where ever possible.

Mr Pierron noted that the CMU would help prevent thermal storage in the building mass.

Motion: to approve the Moccasin Communication and Control Station, Phase 2 & 3.

Motion: Meyer
Vote: Unanimous

TOP

5. **SUNOL VALLEY TREATMENT PLANT OPERTATIONS & CHEMICAL FEED BUILDING UPGRADES PHASE 1**

Barry Pearl, Planner, PUC, introduced Wendy Ho Iwata, Special Projects Manager, PUC, to the Committee and explained how they would cooperatively act as PUC's liaison with the Arts Commission. He then introduced Patty Mallet, Project Manager, Johnson Lin, Project Engineer, and Jeffery McGraw, Project Architect, Michael Willis and Associates.

Mr. McGraw stated that as the facility was located in a remote rural area with restricted public access, the Art Enrichment allocation would be better redirected to another project. He described how the plant was built in 1966, and currently includes an Operations Building and below grade sedimentation basins. The renovations will include seismic upgrades of the Operations Building, as well as adding office space and a new laboratory to it. The building's additions will conform to the existing structure's modernist industrial design, and will consist of a parapet wall extending above the roofline of the existing building. The Chemical Feed Building will be adjacent to the Operations Building. The exterior will be covered with metal paneling, with fixed skylights installed above the circulation zone. Windows will be placed along the east and west elevations, with doorways located at the north and south ends. Landscaping will involve the removal of some trees on the eastern side of the Operations Building and additional low level planting around the accessible path. Commissioner Rogers asked to see a recreational zone for employees and a more substantial landscaping plan at Phase 2.

Commissioner Meyer approved of the design and the arrangement of the massing. He particularly liked the inclusion of the skylights in the Chemical Feed Building.

Motion: to approve the Sunol Valley Treatment Plant Operations and Chemical Feed Building Upgrades, Phase 1.

Motion: Meyer
Vote: Unanimous

TOP

6. **PUC WATER DEPARTMENT**
REPLACE CASTLEWOOD PUMP STATIONS PROJECT
PHASE 1

Lota de Castro, Project Manager, introduced the project to the Committee. She provided a brief overview of the project and explained that the new buildings would be constructed around existing and proposed wells.

Mark Dorian, Project Architect, DPW BOA, stated that the project site was located near the town of Pleasanton in Alameda County, in-between the county fairgrounds and an industrial office park. Each pump house will cover 360 square feet. The colors and materials will be similar to those used in the adjacent office park, with the walls rendered in red brick. The roof structures will be green metal with removable paneling. The landscaping plan proposed screening the facility with additional trees.

Motion: to approve the PUC Water Department: Replace Castlewood Pump Stations Project, Phase 1.

Motion: Meyer
Vote: Unanimous

TOP

7. **PUC WATER DEPARTMENT**
BAY DIVISION PIPELINE SEISMIC UPGRADE
PHASE 1

Lota de Castro, introduced the project to the Committee. She explained that the project entailed replacing 1,215 feet of two pipelines that cross the Hayward Fault. Two small one story valve control buildings would be constructed on either side of the fault. She stated that the site is located in the City of Freemont, in Alameda County.

Mark Dorian, described the structure and materials. The walls will be constructed from alternating beige bands of plain and split face CMU. The fascia and exposed rafters will also be beige. Dark brown composition shingles were suggested for the roof surfaces, while the doors and frames will be tan.

Commissioner Freebairn-Smith asked if the proposal would conflict with Freemont's open space plan. He was concerned that the landscaping plan could be better realized.

Ms. de Castro replied that they would be planting trees along the extent of the pipeline, and that the maintenance issues had been resolved.

Mr. Dorain stressed the space was currently underused, and that the work should not present any negative visual impact to the community.

Motion: to approve the PUC Water Department, Bay Division Pipeline Seismic Upgrade, Phase 1.

Motion: Freebairn-Smith
Vote: Unanimous

TOP

8. **PUC CITY DISTRIBUTION DIVISION**
SUTRO RESERVIOR SEISMIC UPGRADE
PHASE 1

Mr. Pearl presented the project to the Committee and explained that the site was located on the block bounded by Clarendon Ave, Panorama Drive, Dellbrook Avenue and Olympia Way. He reported that the project entails repairing an existing crib wall on the northern elevation, and building a new retaining wall along the eastern side, which would widen the existing access road. The work will help prevent further erosion, promote drainage and will minimize the amount of maintenance required at the site.

Brian Gatter, Project Landscape Architect described how the crib wall was constructed in the 1950s. Its deteriorating surface will be upgraded by inserting soil nails and then covering the surface with a layer of shotcrete. The shape of the vertical elements supporting the crib wall will be tooled into the shotcrete. The height of the new retaining wall will vary from three to seven feet in height. Both the retaining walls will be painted a terra cotta and will be planted with fast growing vines. Other landscaping improvements include replacing the existing eucalyptus with native trees

and plants.

Commissioner Rogers asked if the old concrete in the crib wall would stay in place.

Mr. Gatter replied that it would.

The Commissioners were supportive of PUC's efforts to restore the native habitat, and stressed that the restored area needed to be irrigated and maintained, however they agreed that the texture and color of the shotcrete surface needed to be further explored.

Rich Newirth, Director of Cultural Affairs suggested that issue could be resolved at Phase 2, as conceptually there was nothing to resolve.

Mr. Pearl assured the committee that they would propose a more appropriate finish for the walls at the Phase 2. He added that they were working closely with Recreation and Park on the restoration of the areas tennis courts and playing fields.

Motion to approve the PUC City Distribution, Sutro Reservoir Seismic Upgrade, Phase 1.
Motion: Meyer
Vote: Unanimous

TOP

9. **PEACEFUL STREETS TREE GRATE DESIGN PHASE 1**

John Ricker, Project Manager, Peaceful Streets, introduced the project to the Committee, and explained that he had been working cooperatively with the Friends of the Urban Forest, Milestones Human Services and Supervisor Leno, to create tree grates that will be installed in Noe Valley on Earth Day. Clients undergoing drug rehabilitation at Milestone, in association with a team of volunteer artists are designing the grates. Each grate will be constructed from metal that includes one melted down firearm. The grates will be left uncoated and will be left to rust naturally, and will be cast in four segments, so the grates are able to shift in accordance with the tree growth. The design meets ADA and safety requirements. Mr. Ricker presented one of the four designs that will be implemented. The design featured a circular pattern depicting tree roots.

Motion: to approve Peaceful Streets Tree Grate Design, Phase 1.

Motion:Freebairn-Smith
Vote: Unanimous

10. **CESAR CHAVEZ STREET IMPROVEMENTS PHASE 1**

Lesley Wong, Project Manager, DPW, BOE, introduced the project to the Committee. She explained that the project was an initiative of the Streets and Highways Section. The overpass will extend from the Hwy 101 northbound on-ramp at Cesar Chavez

and the off-ramp at Potrero Avenue. The ramp will be 300 feet long. She explained that the project needed immediate approval in order to advertise the project by March 17 and award the contract within the funding deadline. Simple cobra head light fixtures and chain link fencing were proposed as materials. Ms. Wong confirmed that she had been working with Public Art Staff, and that the Art Enrichment Allocation would be used to commission artist Pepe Ozean to create steel sculptural portals for both entrances to the overpass.

Mr. Newirth stated that the artist had temporarily installed a significant body of work in the Veterans Building Lobby.

Commissioner Rogers asked if the structure would meet the clearances under the highway.
Ms Wong replied that they would.

Commissioner Meyer stated that although the project fulfilled all the necessary conceptual requirements the design needed to be more interesting. He suggested that this problem could be resolved by paying more attention to the fencing detail.

The Commissioners agreed to review the project again at a Special Committee Meeting at 2:30 p.m. on February 7.

The meeting concluded at 7:00 p.m.

TOP

Revision Date: 030200

[ACCESSIBILITY INFORMATION | Meetings Index]

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday, Febuary 7, 2000

3:00 p.m.

25 Van Ness Avenue, Suite 70

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The meeting was called to order at 2:25 p.m.

MINUTES

I. **Role Call:**

Commissioners present: Emery Rogers, William Meyer, Stanlee Gatti

Commissioners absent: Rod Freebairn-Smith

Staff present: Richard Newirth, Nancy Gonchar, Susan Gray

2. **CESAR CHAVEZ STREET IMPROVEMENTS PHASE 1**

Lesley Wong, Project Manager, DPW, BOE, introduced the project to the Committee, and explained how the design of the overpass had changed in response to the Committee's comments during the project's previous Phase 1 review. She reported that they had explored a number of different fencing and lighting types in collaboration with Bonnie Ng, Landscape Architect, DPW BOA . In view of Caltran's safety requirements and the restricted budget, Ms. Ng had proposed a traditional acorn light fixture with black powder coating, and galvanized, diamond shaped wire

mesh fencing design. The design team were confident that the revised design was more aesthetically pleasing, and would better complement the sculptural portals.

Commissioner Meyer was still concerned that the mesh needed further investigation.

Ms. Ng stressed they must award the approved project before March 17 in order to meet the State Transportation Improvements Fund deadline.

Motion: Gatti

Vote: Unanimous

The meeting concluded at 3:00 p.m.

TOP

Revision Date: 030200

[ACCESSIBILITY INFORMATION | Civic Design Review Committee | Meetings Index]

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3:00 PM
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RICHARD NEWIRTH
OR OF CULTURAL AFFAIRS

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I. **HARRY TRACEY WATER TREATMENT PLANT RESIDUAL SOLIDS THICKENING PROJECT PHASE 1**
Leslie Lundgreen, Project Manager, PUC UEB
Barry Pearl, City Planner, PUC

II. **CITY DIVISION CENTRAL PUMP STATION UPGRADE PHASE 1**
Barry Pearl, City Planner, PUC

III. **MUNI K-LINE OCEAN AVE LIGHTS PHASE 1**
Anthony Bryant, Project Manager, MUNI

IV. **MISSION AND STEUART HOTEL PHASE 1**
Clark Mannus, Project Architect, Heller Mannus Architects

V. **MARGARET HAYWOOD CLUBHOUSE RENOVATION PHASE 2**
(Phase 1 approved 11/15/99)
Jorge Alfaro, Project Architect, DPW BOA

VI. **NORTH EMBARCADERO TRANSIT CANOPY DESIGN PHASE 2 & 3**
(Phase 1 approved 10/18/99)
Don Chee, Senior Project Manager, Muni
Owen Lang, Project Architect, Sasaki Associates Inc.
Levi Design Partners

VII. **CESAR CHAVEZ STREET IMPROVEMENTS PHASE 2 & 3**
(Phase 1 approved 2/7/00)
Lesley Wong, Project Manager, DPW BOE

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday, February 28, 2000

3:00 p.m.

25 Van Ness Avenue, Suite 70

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The meeting was called to order at 3:15 p.m.

DRAFT MINUTES

1. **Role Call:**

   Commissioners present: Rod Freebairn-Smith, William Meyer, Stanlee Gatti

   Staff present: Richard Newirth, Nancy Gonchar, Susan Gray, Debra Lehane

2. **HARRY TRACY WATER TREATMENT PLANT RESIDUAL SOLIDS THICKENING PROJECT PHASE 1**

   Barry Pearl, Planner, PUC introduced the project to the Committee. He explained that the proposal involved the construction of two new 120 ft wide concrete clarifiers and a 100,000 gallon sludge storage tank. The clarifiers will be built partially below grade into the excavated hillside, with planting and paint used to help integrate the structures into the landscape. The facility is located on Crystal Springs Road, west of the 280 Freeway. As the facility has limited public access and minimal visitation, the art enrichment fund will be redirected to a more appropriate location.

Bonnie Ng, Landscape Architect, DPW BOE, explained that the planting palette would attempt to restore the native oak woodland.

Commissioner Freebairn-Smith was concerned that the massing would be inadequately screened.

Mr. Pearl replied that the excavation would help to disguise the structures.

Commissioner Meyer asked if the structures would be visible from the freeway.

Mr. Pearl replied that they would only be visible to the community on the eastern side. He reported that community meetings were scheduled to discuss the proposal.

Commissioner Meyer was confident that the structures could be hidden by substantial planting and rip rap.

Motion: to approve the Harry Tracy Water Treatment Plant Residual Solids Thickening Project, Phase 1

Motion: Meyer
Vote: Unanimous

TOP

3. **CITY DISTRIBUTION DIVISION CENTRAL PUMP STATION PHASE 1**

Mr. Pearl introduced the project to the Committee. He identified the pump station as a key element within the City Distribution system. The site is located on Sloat Boulevard, on the block bounded by Twenty-Second, Twenty-Third and Ocean Avenues. The pump station was built in the 1920s, with the Planning Department certifying the building as architecturally significant in 1976. The proposal included a seismic upgrade of the original building, and the redesign of the annex and landscaping at the rear of the facility. Mr. Pearl reported that the community had expressed concerns about having a sculpture installed on site, and noted that Public Art Staff were working with PUC to explore other art enrichment possibilities.

Will Kwan, Project Architect, DPW BOA, stated that the existing one story wood frame annex will be rebuilt to house the generator, chlorine storage, and the electrical transformer. The modified annex will have stucco covered concrete walls reinforced by steel frames, while the overall materials, finishes, detailing and footprint will be in keeping with the original architecture. The existing cyclone fence will be replaced with open metal picket fencing. The landscaping improvements included reconfiguring the asphalt driveway, and the planting of new trees and shrubs to help soften the hard-scape.

Commissioner Freebairn-Smith felt that the proposal would be a handsome addition. He asked how the additional landscaping would be maintained, and if children's play facilities needed to be provided.

Karen Kubick, Project Manager, PUC, replied that an automated irrigation system

was included in the landscaping plan. She noted that the community did not require any additional children facilities at this particular project.

Commissioner Meyer was satisfied with the proposal, but asked if there would be acoustic paneling surrounding the generator room.

Mr. Kwan replied that there was, and that the generator was located away from the residential side of the facility.

Motion: to approve the City Distribution Division Central Pump Station, Phase 1

Motion: Freebairn-Smith
Vote: Unanimous

TOP

4. **MISSION & STEUART HOTEL PHASE 1**

Clark Manus, Project Architect, Heller Manus, introduced the project to the Committee. He explained that the project was a joint venture between Muni and and the Mission and Steuart Hotel Partners. The project involved the construction of a 200 room hotel on an existing Muni property. Mr. Manus explained that the site is bounded by the Embarcadero, Justin Herman Plaza and One Market Street, and that since the demise of the Embarcadero Freeway, the existing bus and trolley lay over site had become a valuable piece of property. The developer will be leasing the site from Muni, thus providing Muni with a long term revenue source. He reported that the ILWU artwork presently located on the site needed to be relocated, and that he had been working with Arts Commission staff and the artist to reposition the sculpture at the hotel's primary entrance on Mission. He stated that all issues surrounding the relocation had been resolved to everyone's satisfaction. He noted that restrictions placed on the project by Proposition K and the position of the existing vent shafts had significantly impacted the building's appearance. He described how the massing would step from 40 ft to 80 ft, while the exterior would adopt the vernacular of the surrounding architecture, with particular attention paid to the adjacent PG&E building. The brick facade will feature bay windows grouped into pairs. He noted that the ground floor will include retail areas and an F-Line trolley stop.

Commissioner Meyer commended the design and stated that the massing was well considered given the height restrictions. He noted that the constraints had made a positive effect on the outcome, but he was concerned that the turret on the eastern corner would benefit from further study.

Commissioner Freebairn-Smith applauded the project's provision of a site for a major public sculpture close to the Bay, near the Arts Commission's recent proposal to place such a "landmark" civic sculpture at the"foot of Mission Street". He agreed that a memorial to those people slain in the labour protests could be placed close to the site of the tragedy. He wanted to be assured that the site, the scale of the design, and the piece itself reminds the public of the history and of its Bayfront / Ferry Plaza

location.

Mr. Manus replied that relocating the vents was outside of his scope of work, and that a significant sum of money was needed to reconfigure their location.

Commissioner Gatti was concerned that the North to South perspective gave the impression of the "backside" of the building. He stated that he understood the effort to make the design sympathetic to the surrounding architecture, but argued that the design also deserved to be more interesting and significant, as this was one of the City's few remaining undeveloped land parcels on the waterfront.

Mr. Manus replied that he was open to the notion of changing the design perameters, but noted that the current building codes placed considerable restrictions on the project.

Commissioner Freebairn-Smith strongly suggested that in this particular case they should exercise less restraint and advocate for a departure from the ordinance. He also recommended a greater connection between the hotel and the Ferry Building.

Commissioner Gatti asked about the color of the brick.

Mr. Manus replied that it would be muted red.

Commissioner Gatti stressed that the redevelopment of the site was as important as the Union Square improvements project. He stated that the issues at hand were not so much about the massing, but were more centered on the developer's obligation to provide an outstanding piece of architecture for the City. He concluded his comments by stating that he would like to see the building remodeled into a more memorable and aesthetically pleasing piece of architecture.

Mr. Manus assured the Committee that the building would reflect a high standard of design detail, materials and craftsmanship, but noted that the general consensus was to stay within the existing conservative design perameters.

No Motion was passed.

TOP

5. **MARGARET HAYWARD CLUBHOUSE PROJECT PHASE 2**

Nancy Gonchar, Deputy Director, summarized the comments made by the Committee during the project's Phase 1 presentation.

Jorge Alfaro, Project Manager, DPW BOA presented the project to the Committee.

Brook Mebrahtu, Landscape Architect, DPW BOA, described how the loggia had been modified into a more simple and elegant design. The stairs had been opened up and the safety issues at the front podium had been resolved by emphasizing the ledge detail. The original color scheme was maintained at the request of Recreation and Park, with the cream walls, red fascia and trims, and black asphalt roof. The stucco

surfaces would receive a trowel finish.

Mr. Alfaro noted that the rear security fence would be left as is.

Commissioner Freebairn-Smith stressed that the changes to the fence were a simple revision, and that the existing fence was unsympathetic to the rest of the renovation.

Motion: to approve the Margaret Hayward Clubhouse, Phase 2.

Motion: Freebairn-Smith
Vote: Unanimous

TOP

6. **NORTH EMBARCADERO TRANSIT CANOPY DESIGN PHASE 2 & 3**

Ms. Gonchar briefly summarized the comments made by the Committee during the project's Phase 1 review, stating that the Commissioners' primary concern was that the proposal would contribute to the waterfront's conflicting collection of architectural styles. She noted that they were especially uncomfortable about the filigree style canopy that was proposed for Fisherman's Wharf.

Don Chee, Project Manager, Muni, introduced the revised proposal to the Committee.

Owen Lang, Infinity Outdoors Systems, described the simplified design to the Committee. The structures will now have clear glass panels on three sides, with a Muni map and advertising integrated at either end. Seating and trash receptacles will be incorporated into each canopy. The massing was consistent with the previous proposal, with each canopy measuring 14 ft from post to post, and a 4 ft overhang at either end. The highest point will reach 11 ft. He said that the consolidated design was intended to relate the structures to the Bay Bridge. The canopies south of Fisherman's wharf will be painted gray, while the rest will be in keeping with the blue used for rest of the Fisherman's Wharf transit stops.

Mr. Newirth asked for assurance that the filigree, double canopies and detached advertising panels had been removed from the design.

Mr. Lang replied that they were, and that the only design inconsistency would be at Jones, where the rear panel had been removed in order to improve accessibility.

Commissioner Freebairn-Smith was concerned that the seating would be inadequate, and that the blue structures would be less transparent than the gray.

Mr. Chee replied that the seating had been compromised in order to accommodate wheelchair access.

Mr. Lew Lillian, Infinity Outdoors Systems, reported that Infinity would be responsible for the regular cleaning and maintenance of the structures. He noted that the advertising panels would also be made available for public service announcements.

Commissioner Meyer was impressed with the modifications.

Motion: to approve the North Embarcadero Transit Canopy Design, Phase 2 & 3

Motion: Gatti
Vote : Unanimous

TOP

7. **CESAR CHAVEZ STREET IMPROVEMENTS PHASE 2 & 3**

Ms. Gonchar briefly summarized the comments made by the Committee during the project's Phase 1 review.
Lesley Wong, Project Manager, DPW BOE presented the modified design to the Committee. She suggested that the chain link fence finish should be either galvanized or black vinyl coated. She noted that the black fencing would be in keeping with the black light fixtures. She was concerned that the black fencing would be difficult to maintain.

Commissioner Meyer asked about the support structures for the fence.

Ms. Wong replied that they would be tubular and painted black.

Commissioner Meyer was concerned that the design required further study.

Commissioner Gatti felt he would be more comfortable with the design, if the mesh were covered with ivy.

Commissioner Freebairn-Smith agreed that similar planting strategies had been used successfully in Oakland.

Commissioners Gatti and Freebairn-Smith agreed to approve the design, providing that the black powder coated fencing material was used.

Motion: to approve the Cesar Chavez Street improvements, Phase 2 &3

Motion: Freebairn-Smith
Vote : Freebairn-Smith, Gatti
Against: Meyer

8. **ADJOURNMENT**
The meeting concluded at 5:30 p.m.

TOP

Revision Date: 031000

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S F
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CIVIC DESIGN COMMITTEE

Monday, March 20, 2000

3:00 p.m.

25 Van Ness Avenue, Suite 70

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584.Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

THE FOLLOWING ITEMS ARE SUBJECT TO DISCUSSION AND POSSIBLE ACTION WHICH MAY INCLUDE: MOTIONS OF RECOMMENDATION TO APPROVE PHASE(S) UNDER REVIEW OR A COMBINATION OF PHASE(S), RECOMMENDATION TO APPROVE WITH CONTINGENCIES, RECOMMENDATION TO DISAPPROVE, RECOMMENDATION TO DEFER APPROVAL. (PHASE 1 DESIGN CONCEPT; PHASE II DESIGN DEVELOPMENT WITH COLORS AND MATERIALS; PHASE III FINAL APPROVAL).

Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **911 OES EMERGENCY COMMUNICATIONS CENTER PHASE III**
PHASE 1
Paul Travis, Project Architect, DPW BOA

II. **MISSION AND STEUART HOTEL**
PHASE 1
(Phase 1 reviewed 2/28/000)
Clark Manus, Project Architect, Heller Manus Architects

III. **LAKE MERCED MASTER PLAN**
INFORMATIONAL PRESENTATION
Marvin Yee, Project Manager, Recreation and Park

IV. **LINCOLN PARK HOLOCAUST MEMORIAL**
Phase 2 & 3
(Phase 1 approved 1/31/00)
Robert McDonald, Park Planner, Recreation and Park
Marvin Yee, Project Architect, Recreation and Park

V. **DEPARTMENT OF BUILDING INSPECTION**
ANNEX, JOB NO. 1210H
PHASE 2 & 3
(Phase 1 approved 12/20/99)
Mark Dorian, Project Manager, DPW BOA

VI. **SFFD FIRE BOAT HOUSE HEADQUARTERS #35 RENOVATION**
PHASE 2 & 3
(Phase 1 approved 11/16/98)
Peter Wong, Project Manager, DPW BOE
Kent Ford, Project Architect, DPW BOA

VII. **PEACEFUL STREETS TREE GRATES**
PHASE 2 & 3

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(Phase 1 approved 01/31/00)
John Ricker, Project Manager, Peaceful Streets

VIII. **SUNOL VALLEY TREATMENT PLANT**
OPERATIONS BUILDING UPGRADE & CHEMICAL FEED BUILDING
PHASE 2 & 3
(Phase 1 approved 01/31/00)
Barry Pearl, Planning, PUC

IX. **HETCH HETCHY WATER & POWER**
SOUTHEAST WATER POLLUTION CONTROL PLANT
CO-GENERATION PROJECT
PHASE 2 & 3
(Phase 1 approved 11/15/00)
Barry Pearl, Planning, PUC

X. **CITY DISTRIBUTION DIVISION**
SUTRO RESERVOIR SEISMIC UPGRADE
PHASE 1
(Phase 1 approved 01/31/00)
Karen Kubick, Project Manager, UEB, PUC
Barry Pearl, Planning, PUC

XI. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday, March 20, 2000

3:00 p.m.

25 Van Ness Avenue, Suite 70

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The meeting was called to order at 3:10 p.m.

DRAFT MINUTES

I. **Role Call:**

Commissioners present: Rod Freebairn-Smith, William Meyer, Stanlee Gatti

Staff present: Richard Newirth, Nancy Gonchar, Susan Gray, Jill Manton, Debra Lehane

2. **911/ OES EMERGENCY COMMUNICATIONS CENTER: STAGE 3 PHASE 1**

Nancy Gonchar, Deputy Director, reviewed the minutes from the project's master plan approval in January, 1995.

Paul Travis, Project Architect, DPW BOA, explained that the proposal was the third and final phase of the 911 Center redevelopment. He described how the Stage 3 proposal consisted of an adjacent open plaza that was positioned above a parking structure. Mr. Travis explained that the plaza was an open space requirement, in exchange for the land that Recreation and Park provided for the new 911 facility. The

original intention was to create the space by demolishing the adjacent former Central Fire Alarm and OES Stations, however the Mayor's Office had directed them to not to demolish the OES building as it will now be converted into a community center. Mr. Travis concluded his presentation by stating that the plaza and parking structure would appear as a continuation extension of the 911 Center, with the specific design elements evolving out of community workshops. He noted that an artist would be involved in this design process.

Commissioner Meyer asked if they had designated any of the paving or fencing types.

Mr. Travis replied that it was anticipated that the design details would be informed by community involvement.

Commission Meyer expressed his concerns about the overall lack of design intent, and that more information should be required for Phase1 approval.

Commissioner Gatti noted that information regarding spatial views and massing was usually sufficient for Phase 1 approval.

Jill Manton, Director, Public Art Program, reported that an artist would be commissioned to help facilitate the community's design concepts, and that these elements would be integrated into an artwork for the plaza.

Commissioner Freebairn-Smith stated that he was extremely concerned about the amount of construction proposed for this sector of the City, and suggested that Recreation and Park should make a greater effort to protect its open space.

Motion: to approve Phase 1 of of the 911/ OES Emergency Center, Stage 3

Motion: Freebairn-Smith
Vote for: Freebairn-Smith, Gatti
Vote against: Meyer

TOP

3. **LINCOLN PARK HOLOCAUST MEMORIAL PHASE 2 & 3**

Ms. Gonchar reviewed the Committee's comments from the project's Phase 1 approval in January of this year.

Robert McDonald, Project Manager, Recreation and Park, stated that there were no changes to the original concept design. He presented samples of the proposed materials and surfaces, which included gray granite and black powder coated fencing.

Marvin Yee, Project Architect, Recreation and Park, explained that construction was proposed to commence in the summer, and that an opening event was scheduled, with the artist George Segal in attendance.

Commissioner Freebairn-Smith stated that the hidden character of the location helped retain the power of the art work. He said it was evident that the landscaping proposal

was sympathetic to the need to screen the site.

Mr. McDonald reported that signage would be installed to better assist visitors to the site.

Commissioner Meyer commended all aspects of the design.

Commissioner Gatti was particularly impressed with the use of flowering and evergreen plants, and felt that the diverse choice of botanicals demonstrated a definite sensitivity to the artwork.

Motion: to approve Phase 2 & 3 of the Lincoln Park Holocaust Memorial

Motion: Meyer
Vote: Unanimous

TOP

4. **PEACEFUL STREETS TREE GRATES PHASE 2 & 3**

John Ricker, Project Manger, Peaceful Streets, presented four fully developed designs to the Committee. He explained that Peaceful Streets endeavored to install one grate for each of the 78 gun shot fatalities that had occurred in the City last year. He reported that the design submissions were a result of artist in residency workshops at various rehabilitation and educational programs. The designs included motifs relative to themes of flora, fauna, faith, hope and recovery. The trees will be planted and maintained by the Friends of the Urban Forest. He noted that the design would help prevent drugs from being stashed around the trees.

Ms Gonchar asked if there would be plaques identifying the tree grates as memorials.

Mr. Ricker replied that the plaques would only indicate the parties involved in the design. He warned that memorializing the identities of people that had been shot would only promote the demarcation of gang territories.

Commissioner Freebairn-Smith asked if there was any danger of the grates being stolen.

Mr. Ricker replied that the pieces would be welded together before being set into concrete.

Motion: to approve Peaceful Street's Tree Grate Design, Phase 2 & 3

Motion: Meyer
Vote: Unanimous

TOP

5. **SFFD FIRE BOAT HOUSE HEADQUARTERS #35 RENOVATION PHASE 2 & 3**

Peter Wong, Project Manager, DPW BOA, introduced the project to the Committee. He explained that the renovation included a seismic retrofit, ADA access modifications and an addition to the rear of the building. He reported that the color palette would be in keeping with the buildings original color scheme, and would include cream CMU and light pine green trims. The roof will be terra cotta tile, while the existing chain link fence will be replaced with a metal picket fence that will match the rest of the Pier. He noted that they had been developing the design in association with BCDC and the State Office for Historic Preservation.

Motion: to approve the SFFD Fireboat House Headquarters #35 Renovation, Phase 2 & 3.

Motion: Meyer
Vote: Unanimous

TOP

6. **DEPARTMENT OF BUILDING INSPECTION ANNEX, JOB NO. 1210H PHASE 2 & 3**

Mark Dorian, Project Architect, DPW BOA, presented the developed design to the Committee. He explained that as the annex needed to act as a bridge between two existing structures, the overall design intention was to make its facade sympathetic to the adjacent architecture. In this way the facade will feature a cross pattern set behind green tinted glass. The door frames will be stainless steel, and the window frames aluminum. Louvres will be included above the garage entry. He reported that a portion of the Art Enrichment component would be used to purchase works for the interior of the building.

Commissioner Freebairn-Smith was concerned that the design did little to enliven the street. He noted that this was a particularly dead block, and that he had hoped to see a cafe and landscape integrated into the street level.

Mr. Doreian replied that the spatial restrictions had prevented them from doing so. He said that with some adjustments they could consider including some narrow planters, but he was concerned that they would not be maintained and would become an attractive nuisance. He suggested that some planter pots could prove more effective.

Commissioner Meyer approved of the general design intention, but was strongly opposed to the street level configuration. He agreed that it needed to accommodate more human design elements. He was also particularly concerned about the type of mesh specified for that area. He said that it would have been useful to see the building more clearly contextualized.

Commissioner Gatti was opposed to the idea of including seating in front of public buildings. He stated that he was confident that the design could include a minimal amount of landscaping.

The Commissioners agreed to approve the design, with the condition that the design include a landscaping plan that was in keeping with the rest of the planting on

Mission.

Motion: to approve the Department of Building Inspection Annex, Job # 1210 H, Phase 2 & 3

Motion: Freebairn-Smith
Vote for: Gatti, Freebairn-Smith
Vote against: Meyer

TOP

7. **HETCH HETCHY WATER & POWER**
SOUTHEAST WATER POLLUTION CONTROL PLANT
CO-GENERATION PROJECT
PHASE 2 & 3

Karen Drozda, Project Architect, presented the project to the Committee and explained that there were no changes to the previously approved design. She reported that the landscaping plan would include replacing the existing planting with decorative grasses and a row of Brisbane Box trees.

Commissioner Freebairn-Smith asked if the landscaping proposal included a maintenance plan.

Ms. Drozda replied that they had selected drought resistant species that required very little attention.

Mr. Pearl advised the Committee that the existing planting at the facility was well maintained, and that they would be planting mature trees that would be more likely to survive. He stated that the use of drought resistant plants and controlled irrigation was in keeping with PUC's existing landscaping policy.

Commissioner Gatti stressed the need to include irrigation.

Commissioner Freebairn-Smith urged other City departments to establish definite landscaping design guidelines and maintenance policies.

Motion: to approve Hetch Hetchy Water and Power, South East Water Pollution Control Plant, Cogeneration Project, Phase 2 &3

Motion: Freebairn-Smith
Vote: Unanimous

Commissioner Gatti left the meeting at 5:00 pm

TOP

8. **CITY DISTRIBUTION DIVISION**
SUTRO RESERVOIR SEISMIC UPGRADE
PHASE 2 & 3

Ms. Gonchar reviewed the minutes from the project's Phase 1 approval and identified the Committee's concerns regarding the lack of design detail on the shotcrete surface.

Karen Kubick reported how the design proposal had been modified in response to the Committee's comments. She reported that the design now included a series of horizontal lines. A softer terra-cotta integral color and the additional planting of vines would enable the wall to appear more integrated into the landscape. She noted that a non-profit group called "Circuit Riders" would be contracted to implement the initial planting program.

John Thomas, Landscape Architect, DPW BOE, explained that landscape restoration plan included sturdy California natives such as creeping ficus and rosemary, and that they hoped to eventually establish a butterfly habitat at the site. He noted that many of the plants that they were proposing had been used successfully in a similar restoration project in Bernal Heights.

Commissioner Freebairn-Smith asked if they would be able to provide full support for the plants.

Ms. Kubick replied that the general care for the site would be cared for under a MOU between Recreation and Park and PUC, and that in addition "Circuit Riders" would be under contract to conduct an annual special maintenance program.

Commissioner Freebairn-Smith asked how the Art Enrichment funds would be allocated.

Ms. Kubick reported that the funds would be pooled towards the Central Pump Station project.

Motion to approve the City Distribution Division, Sutro Reservoir Seismic Upgrade, Phase 2 & 3
Motion: Freebairn-Smith
Vote: Unanimous

TOP

9. **SUNOL VALLEY TREATMENT PLANT OPERATIONS BUILDING UPGRADE & CHEMICAL FEED BUILDING PHASE 2 & 3**

Jeffery McGraw, Project Architect, Michael Willis and Associates presented the final design proposal to the Committee. He reported that there were no changes to the Phase 1 approval. He reported that the materials would include a light gray metal fascia and gun metal gray window frames. The facade will be completely replaced with bands of yellow and red ochre brick.

Kathy Garrett, Landscape Architect, presented the planting palette. The front will be planted with native Californian species, and will include an ADA access ramp. A recreational courtyard would be provided for employees in the SE wing of the campus. This area will be visible from the interior, and will feature benches, paving and flowering trees and shrubs. Ivy covered concrete retaining walls and fences will

make the area appear more comfortable, secluded and protected. She noted that most of the existing trees are in a poor condition and will be removed in order to make way for the landscaping improvements.

Commissioner Freebairn-Smith commended the design. He was impressed with the building's massing, and felt that the landscaping plan made good use of the sun, and would better serve the employees.

Commissioner Meyer complimented the elegant transition between the new and existing buildings.

Motion: to approve the Sunol Valley Treatment Plant Operations Building Upgrade & Chemical Feed Building, Phase 2 & 3

Motion: Freebairn-Smith
Vote: Unanimous

10. **ADJOURNMENT**
The meeting concluded at 5:15 p.m.

TOP

Revision Date: 033000

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN COMMITTEE

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Monday, April 17, 2000

3:00 p.m.

25 Van Ness Avenue, Suite 70

10.30
17/00

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

1. **UNION SQUARE**
   PHASE 2
   (Phase 2 reviewed 01/31/00)
   Don Alameida, Project Manager, DPW BOA

2. **MISSION AND STEUART HOTEL**
   PHASE 1
   (Phase1 reviewed 2/28/00)
   Clark Manus, Project Architect, Heller Manus Architects

3. **VISITATION VALLEY CLUBHOUSE**
   PHASE 1
   Don Alameida., Project Manager, DPW BOA

4. **SOUTH EAST WATER POLLUTION CONTROL PLANT INTERIM GRAVITY BELT THICKNER FACILITY PHASE 1**
   Barry Pearl, City Planner, PUC

5. **HARRY TRACY WATER TREATMENT PLANT RESIDUAL SOLIDS THICKENING PROJECT PHASE 2 & 3**
   (Phase 1 approved 02/28/00)
   Leslie Lundgren, Project Manager, PUC UEB
   Barry Pearl, City Planner, PUC

6. **PUC WATER DEPARTMENT REPLACE CASTLEWOOD PUMP STATION PHASE 2 & 3**
   (Phase 1 approved 01/31/00)
   Lota De Castro, Project Manager, PUC UEB
   Mark Dorian, Project Architect, DPW BOA

7. **PUC WATER DEPARTMENT BAY DIVISION PIPLINE SEISMIC UPGRADE PHASE 2 & 3**
   (Phase 1 approved 01/31/00)
   Lota De Castro, Project Manager, PUC UEB
   Mark Dorian, Project Architect, DPW BOA

8. **CITY DIVISION CENTRAL PUMP STATION UPGRADE PHASE 2 & 3**
   (Phase 1 approved 02/28/00)
   Barry Pearl, City Planner, PUC
   Karen Kubick, Project Manager, PUC UEB

9. **Adjournment**

4/13/00

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

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25 Van Ness Avenue, Suite 70

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The meeting was called to order at 3:10 p.m.

MINUTES

I. **Role Call:**

Commissioners present: Andrea Cochran, Rod Freebairn-Smith, Stanlee Gatti, William Meyer

Staff present: Richard Newirth, Susan Gray, Jill Manton, Nina Dunbar, Debra Lehane

2. **UNION SQUARE**
PHASE 2

Richard Newirth, Director of Cultural Affairs, opened the meeting.

Susan Gray, Project Manager, Civic Design and Public Art reviewed the Committee's comments from the January meeting. She explained that this was a follow up Phase 2 review for the lighting, street furnishing and artwork bases. She also noted that the Committee had requested to see a model at this presentation.

Don Alameida, Project Manager, DPW BOA, presented the next stage of the project to the Committee. He stated that the lighting plan would be the focus of the presentation and reported that the model was available for review.

Keith Kosiba, Lighting Designer, Francis Krahe and Associates, identified the key objectives in the lighting plan were to: activate the space, create a night identity relative to the site's daytime programming, provide architectural enhancements, and to create a hierarchy of lights that would draw attention to the Dewey monument and the R.M. Fisher artworks. He reported that the current light conditions did little to promote night programming or pedestrian access, as the space felt dark, unsafe and uncomfortable. The design methodology aimed to establish a sense of protective boundary by clearly defining the edges and entry nodes. This would be achieved by placing lighting poles at the corners and along Geary, as well as uplighting the pavilions, performance portal, and palm trees. Mr. Kosiba described how the principal light fixtures along the perimeter will have a round reflective cover. The poles would also be able to accommodate lower level fixtures that would help direct light into the plaza center. The Dewey will become the central focus by directing the light from the top of the pavilions, with its illumination increased to five times its existing level. The water feature will be illuminated from the ground, and he suggested retaining the configuration as a paving feature even if the water element was to be deleted from the design. Other secondary lighting sources would be integrated into the seating cubes and stairwells, with the rest of the plaza area treated with minimal light levels. This hierarchy of lighting types will be further articulated through layering and transparency, and by contrasting warm colors on the vertical elements with cooler colors on the ground. The sidewalk would remain separately defined from the plaza by retaining the standard historic two headed cobra fixtures along the sidewalk .

Mr. Alameda invited the Commissioners to inspect the model.

Commissioner Meyer was concerned that there were insufficient lighting levels in the plaza interior.

Mr. Kosiba replied that this would be counterbalanced by the high concentrations of light along the edges.

Commissioner Cochran asked if the light in the stair wells would be adequate. She also questioned the appropriateness and effectiveness of ground level lamps around the fountain, especially if the water feature was to be deleted from the design. Commissioner Cochran was also concerned about the manner in which the mid level attachments would be mounted to the light poles.

Mr. Kosiba replied that if the fountain was to be removed, then they would consider using fiber optics instead of lamps, as it provided a more subtle level of illumination. The design team reported that they were working with Recreation and Park to resolve the issues surrounding the lamps' integration into the fountain.

Commissioner Meyer stressed the need to synchronize the programming of the water and light elements.

Commissioner Freebairn-Smith asked if the lighting levels could be intensified or

redirected in the case of events programming. He also requested assurance that the Union Square Business Association would be capable of maintaining the lighting program.

Mr. Alameda replied that additional power resources would be available to augment event programming requirements. He noted that the lights, as well as the garden and any other general maintenance would be the responsibility of the Uptown Parking Corporation.

Commissioner Gatti was impressed with the lighting plan. While he described it as well considered and dramatic, he was concerned that the use of lighting poles was too extensive, and said that they would be competing with other vertical elements such as the artworks and palm trees, particularly within a daylight context. Commissioner Gatti asked if the cobra headed fixtures were in keeping with those on the adjacent streets.

Mr. Alameda confirmed that they would.

Motion: to approve the Union Square Improvements Lighting Plan, Phase 2

Motion: Freebairn-Smith
Vote: Unanimous

TOP

3. **MISSION STEAURT HOTEL**
PHASE 1

Clark Manus, Project Architect distributed drawings of the modified design. He then identified the fundamental changes given that he was designing within the limits of the shade variances under Proposition K and existence of Muni's vent shafts. He reported that they had made a volumetric shift in plane, with the broader area of massing now positioned over to the Embarcadero. The building's sculptural aspect will be most visible from the northern perspective with the stepping minimized and the Embarcadero massing covered with an arched canopy system. The cafe /dining area will remain on the ground level of the Embarcadero side with the introduction of large cantilevered bay windows overlooking the waterfront. The size of the turret on the Mission/ Embarcadero corner was slightly modified into a more vertical statement. The primary entrance will remain on Mission. The ILWU memorial will be shifted from the existing Mission/ Steuart corner and relocated to the Justin Herman Plaza/ Muni vent shaft corner of the Embarcadero facade, as this seemed a more visible location. The meeting rooms will still overlook the bus zones on Steuart.

Commissioner Cochran described the massing as an inelegant and disparate group of units. She stated that the Mission / Steuart corner was out of character, and significantly less developed than the rest of the building, and that the Steuart Street facade was flat and disinteresting. She asked for more information about the relocation of the ILWU sculpture.

Debra Lehane, Program Director, Civic Collection, stated that the sculpture was a memorial historically linked to the corner of Mission and Steuart, and that she had not

been informed of the proposed relocation of the sculpture prior to the meeting.

Commissioner Freebairn-Smith described the modifications as a significant improvement to the previous proposal. He felt that the northern elevation created a greater link between the hotel campus and Justin Herman Plaza. He stated that the vent shafts was the most problematic aspect of the design. He stressed the need for Muni to relocate the structures to a less prominent location and described the City's efforts to improve the quality and appearance of the edge of the Bay. Commissioner Freebairn-Smith cautioned the developer to direct extreme sensitivity to the relocation of the ILWU memorial. He was unconvinced that the meeting rooms would better activate the Steuart Street facade, and urged the developers to create greater opportunities for public programming.

Commissioner Meyer asked for more information about the structures around the vent shafts.

Mr. Manus reported that he had tried to make the vents appear less prominent by creating a horizontal skin around them.

Commissioner Meyer supported the basic conceptual approach, but suggested that the building reflected too many conflicting architectural moods. He described the expression on the Mission/ Steuart corner as awkward and the northern elevation as unsophisticated. He stated that while the turret appeared more resolved, the hotel still appeared to be competing with the ferry building, and suggested that the hotel should face the Ferry Building rather than be turned away from it. Commissioner Meyer also recommended simplifying the cantilevered window.

Commissioner Gatti did not like the building's general form or concept, and stressed that the site was too important to settle for a compromised design. He underscored the comments he had made during the project's previous review, including the suggestion that the building needed to contribute a more monumental design to the City's skyline.

Commissioner Freebairn- Smith shared Commissioner Gatti's concerns that the site's potential was being under addressed, and agreed with Commissioner Meyer's suggestion that the hotel needed to forge a greater relationship with the Ferry Building. He concluded his comments by stating that regardless of whether the design was traditional or avant garde, the planning issues surrounding the project would continue to impose fundamental flaws in the hotel's schematic design.

Commissioners agreed that it was unfortunate that Planning and Muni did not consider the restriction that the vents would impose upon the site, and noted that Committee should have been involved in the initial planning for the project.

Chip Conley, CEO, Joie de Vivre Hotels, replied that two years of careful planning had been dedicated to the project, and that there was overwhelming public consensus for a more traditional, conservative the design. He described how these underpinning design parameters had evolved through Muni's initial RFP and competition process. He also explained that they were attempting to best address the other constraints informing the design, such as the project's budget, Proposition K and the site footprint. He concluded his comments by stating that his design team were looking to

the Committee for direction.

Mr. Manus stressed the community's involvement in the project. He said that the design team had attempted to push the design vocabulary within the limits of the project's constraints. He stated that he did not disagree with the Commissioners' philosophically but did not see how he could logistically change any of the parameters informing the design.

Commissioner Gatti said that it was unlikely that the Committee would approve the project, and suggested tabling the item, rather than have it recorded as disapproved.

Mr. Manus asked the Committee to identify what they perceived to be the fundamental flaws in the design, as the developer wished to move ahead towards Planning Department approval on May 11, and requested a special Civic Design meeting to review and approve the project before this date. He also stressed the need for the project to move ahead with the remaining Mid Embarcadero improvements. He then suggested calling a meeting with Commissioner Cochran in order to provide an over view of the project and to discuss ways to make the design more acceptable.

Mr. Newirth said that it was possible to call a special Civic Design meeting, but cautioned that as Commissioner Gatti will be unavailable, they would need all of the other three Commissioners voting in favor of the design.

Commissioner Gatti asked for more information about the design guidelines established by Muni through the competition process.

Doug Wright, Consultant representing Muni, replied that Muni had developed the original design criteria in association with the Planning Department. He noted that while the F-line and the vent shaft presented initial constraints, Proposition K was not in existence at the time of the competition.

Mr. Newirth remarked that it was unfortunate that the Arts Commission and the Civic Design Committee were not involved the development of the design criteria, as this was a critical stage in the planning process

Mr. Newirth urged the Committee to table the project without a vote.

Mr. Manus stated the Board Supervisors were in support of the project.

Commissioner Gatti replied that this did not necessarily mean that they would be in favor of the actual design.

Commissioner Freebairn-Smith said that the shade ordinance could be overcome with an encroachment permit.

Mr. Manus replied that they had already unsuccessfully attempted to so.

The Commissioners agreed that they were unable to approve Phase 1 of the project, as the proposal was the result of poor planning. They concluded their comments by stating that the only way they could approve the design was if the vent shafts could be relocated as this would allow the architects to improve the massing and to build a

better relationship with Justin Herman Plaza and the Ferry Building. The Commissioners asked if the were bound by law to approve the design, given that the design parameters were previously established through Muni's planning process.

Mr. Newirth said that he would bring the project to the attention of the City Attorney, as this was the only way to ascertain the extent that the predetermined concept criteria could impose upon the design. He said that if the authority of Muni's competition selection panel overrode the authority of the Civic Design Review Committee, then the Arts Commission was obliged to approve the design. However, should final approval of the project rest under jurisdiction of Civic Design, with that Committee choosing not to recommend the project for approval, then Muni in association with the developer could apply for a direct approval from the Full Commission. Mr. Newirth suggested that this would not be the most prudent action, as the Full Commission may not be completely aware of all of the project's nuances. He said that the final option was to appeal the authority of the Arts Commission, and take the project directly to the Mayor or to the Board of Supervisors.

Mr. Manus agreed that the latter option could prove counter-productive. He stated that he was willing to work with the Arts Commission in order to further develop the design, he warned that the developer may withdraw backing for the project.

The Committee decided to table the discussion.

4. **VISITATION VALLEY CLUB HOUSE**
PHASE 1

Don Alameida, Project Manager, DPW BOA introduced the project to the committee. He explained that the site was located at Leyland Ave and Cora Streets, and showed context photographs.

Andy Maloney, Project Architect, DPW BOA stated that the lobby entry will be located on Leyland, with this doorway located under a canopy flanked by two columns. The side entrance leading up to the lobby will be via a bougainvillea covered pergola, and will feature metal gates between columns. Mr. Maloney reported that the art enrichment fund would be directed to ornamentation of the gates. He then provided computer renderings of the proposed elevations. The front facade features a turret on the north eastern elevation, which intersects a pitched roof. The exterior will be treated with stucco and will be painted cream .

Commissioner Cochran was pleased with the design, but suggested that the columns required a base.

Mr. Maloney replied they had endeavored to keep the design relatively uncomplicated and had simply tapered the columns up to a square cap.

Commissioner Meyer particularly liked the turret, but was uncomfortable with how it intersected the pitched roof.

Commissioner Freebairn-Smith was also impressed with the design, but questioned the shield motif above the main entrance. He asked if this would be kept blank.

Mr. Maloney replied that shields of this nature were typical to these older neighborhoods.

Commissioner Gatti also liked design and character of the proposal.

Motion to approve the Visitation Valley Clubhouse, Phase 1.

Motion: Freebairn-Smith
Vote: Unanimous

TOP

5. **SOUTH EAST WATER POLLUTION CONTROL PLANT INTERIM GRAVITY BELT THICKENER FACILITY PHASE 1**

Barry Pearl, City Planner, PUC, introduced the project to the Committee. The proposal involved an interim structure to house the new gravity belt thickeners that are used in the waste solids handling process. The site is located on the block bounded by Jerrold Ave, Phelps Street, McKinnon Ave and Quint Street. He reported that PUC were exploring the option of redirecting the art enrichment funds to another PUC art enrichment project on that campus.

Victor Talatala, Project Architect, DPW BOA, described how the building was only 25 ft tall, thus meaning that its roof was the only part of the structure visible from the street. The walls will be fabricated from simple aluminum panels. He suggested using a color palette that related to the adjacent structure on the campus, however as this building was due for demolition, they could alternatively try to create a color relationship with the structures housed in the nearby asphalt yard.

The Commissioners recommended using the colors of the adjacent structure, even though it was to be demolished.

Commissioner Meyer asked if they would be able to provide an exact color match. He also asked if they had considered guttering the building.

Mr. Talatala replied that they would be able to match the color, and that they intended to incorporate guttering into the design, although it was not included in the rendering.

Motion to approve the Interim Gravity Belt Thickener Facility, Phase 1.

Motion: Freebairn-Smith
Vote: Unanimous

6. **HARRY TRACY WATER TREATMENT PLANT RESIDUAL SOLIDS THICKENING PROJECT PHASE 2 & 3**

Mr. Pearl, presented the project to the Committee, and explained how the proposal had been developed in response to the comments made during the project's initial presentation. He stated that the exterior of the tank would be painted dark green, in

order to match the existing adjacent tank. He reported that they had also significantly increased the density of the planting plan, as well as the size of the boulders that would be used as rip rap.

Motion to approve the Harry Tracy Water Treatment Plant, Residual Solids Thickening Project, Phase 2 & 3.

Motion: Meyer
Vote: Unanimous

TOP

7. **CITY DIVISION CENTRAL PUMP STATION UPGRADE PHASE 2 & 3**

Mr. Pearl presented the project to the Committee, and reported that they had endeavored to continue to develop the proposal in careful consideration of the building's classical architecture. He stated that they had expanded the back facade into an open court and driveway turn around. He reported that PUC were working closely with Public Art Staff to develop an artworks program for the site.

Motion to approve the City Division Central Pump Station

Motion: Meyer
Vote: Unanimous

8. **PUC WATER DEPARTMENT REPLACE CASTLEWOOD PUMP STATION PHASE 2 & 3**

Mark Dorian, Project Architect , DPW BOA, reviewed the key elements of the project, and reported that no changes had been made since the Phase 1 approval. He described the materials palette and explained that the base structures would be brick. The rafters will be exposed, and the roof will be painted green.

The Commissioners accepted the overall design, but requested a darker green for the roof.

Mr. Dorian agreed to revise the color of the roof, and suggested a dark bronze color.

The Commissioners agreed that this would be more appropriate.

Motion to approve the PUC Water Department Replace Castlewood Pump Station, Phase 2 & 3

Motion: Meyer
Vote: Unanimous

9. **PUC WATER DEPARTMENT BAY DIVISION PIPELINE SEISMIC UPGRADE PHASE 2 & 3**

Mr. Dorian presented the developed design to the Committee. He reported that the only design change to the Phase 1 approval was to reverse the darker and lighter color fields in the brick facade.

Motion to approve the PUC Water Department Bay Division Pipeline Seismic Upgrade

Motion: Cochran
Vote: Unanimous

10. **ADJOURNMENT**
The meeting concluded at 7:00 p.m.

TOP

Revision Date: 042400

[ACCESSIBILITY INFORMATION | Civic Design Committee | Meetings Index]

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN COMMITTEE

Special Meeting

Wednesday, April 26, 2000

3:30 p.m.

221 Main St, Suite 940, San Francisco, CA 94105-1923

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584.Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

THE FOLLOWING ITEMS ARE SUBJECT TO DISCUSSION AND POSSIBLE ACTION WHICH MAY INCLUDE: MOTIONS OF RECOMMENDATION TO APPROVE PHASE(S) UNDER REVIEW OR A COMBINATION OF PHASE(S), RECOMMENDATION TO APPROVE WITH CONTINGENCIES, RECOMMENDATION TO DISAPPROVE, RECOMMENDATION TO DEFER APPROVAL. (PHASE 1 DESIGN CONCEPT; PHASE II DESIGN DEVELOPMENT WITH COLORS AND MATERIALS; PHASE III FINAL APPROVAL).

Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **MISSION AND STEUART HOTEL**
Schematic Design Workshop

[Civic Design Committee | All Meetings Index]

1st For 4/26/00
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San Francisco Arts Commission

CIVIC DESIGN REVIEW COMMITTEE
SPECIAL MEETING

Wednesday, April 26, 2000
3:30 p.m.

221 Main St, Suite 940, San Francisco, CA 94105-1923

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MISSION AND STEUART HOTEL
Schematic Design Workshop

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CIVIC DESIGN COMMITTEE

Wednesday, April 25, 2000 error ?

3:30 p.m.

221 Main St, Suite 940, San Francisco, CA 94105-1923

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **MISSION AND STEUART HOTEL**
Schematic Design Workshop

[CD Committee Index | All Meetings Index]

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday, April 26, 2000

3:00 p.m.

Heller Manus

221 Main Street Suite 940

San Francisco, CA 94105

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Notices
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The meeting was called to order at 3:45 p.m.

MINUTES

1. **Role Call:**

   Commissioners present: Andrea Cochran, Rod Freebairn-Smith, William Meyer

   Staff present: Nancy Gonchar, Susan Gray

2. **MISSION STEAURT HOTEL**
   SCHEMATIC DESIGN DISCUSSION

   Nancy Gonchar gave a brief over view of the project, and stated that the purpose of the meeting was to establish a series of design guidelines that would help direct the project towards Phase1 approval.

   Doug Wright, project consultant representing Muni, stated that the design team had

recently met with Debra Lehane, Program Director, Civic Collection, and the artists that had designed the ILWU memorial. He reported that the artists had agreed to explore the option of relocating the artwork to the north Embarcadero corner of the block, and that they were amenable to the idea as it would give it greater visibility.

The Committee discussed how the Muni vent shafts and the Proposition K shade ordinance had seriously challenged the project. They concluded that the massing in the original Phase 1 submission articulated a more elegant, contextual and cohesive response to the site conditions. They described the changes presented at the April 17 Civic Design Review meeting, as inappropriate, disparate, ill proportioned and ornamental. The Committee agreed that the northern facade was the most problematic aspect of the original proposal, as it needed to screen the Muni vent shaft while also providing an engaging link between Justin Herman Plaza and the Ferry Building. They agreed that the grid trellis screening for this area was imposing and incongruent, and suggested that the northern side would be better served by a 20 - 30 ft loggia or colonnade wall. They also said that the treatment of the Muni canopy should be carried along the full length of the block. They were unsure if the curved roof that terminated at the northern end of the Embarcadero mass would work within this framework. The Committee suggested that the northern side could be made more inviting if additional stairs led from the north eastern corner, through the stepped massing and up to a roof top terrace that overlooked the water front. They also requested to see the Embarcadero/ Mission corner turret's shaft , diameter and terminus simplified, and agreed that the entrance on Mission and Steuart would require further study, once they had ascertained whether or not the ILWU monument could be relocated. There were also concerns about the diagonal sweep of the canopy over the cafe on the Embarcadero side, and recommended that the area would be better served if left unobscured.

Clark Manus responded to the Commissioners' comments, and agreed that the original submittal reflected greater design integrity, and stated that most of the suggestions were feasible. He noted that the northern facade was unable to withstand heavy structural loads, but he would explore other ways to curtain the vent. He also stated that he would further study the detail at the top of the turret.

3. **ADJOURNMENT**
   The meeting concluded at 5:30 p.m.

TOP

Revision Date: 052300

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN COMMITTEE

SPECIAL MEETING

Tuesday, May 23, 2000

3:00 p.m.

25 Van Ness Avenue, Suite 70

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **OCEAN AVE RECONSTRUCTION & IMPROVEMENTS PROJECT**
PHASE 1
Anthony Bryant, Project Manager, Muni
John Thomas, Landscape Architect, DPW BOE

II. **MISSION AND STEUART HOTEL**
PHASE 1
(Phase1 reviewed 4/26/00)
Clark Manus, Project Architect, Heller Manus Architects

III. **ZOO WAREHOUSE & ADMINISTRATION BUILDING**
PHASE 1
(Phase 1 approved 4/19/99)
Bob Deliso, Project Architect, DPW BOA

IV. **EUREKA VALLEY RECREATION CENTER ADDITION**
PHASE 1
Nelson Szeto, Project Architect, DPW BOA

V. **CALVERAS RESERVOIR POTASSIUM PERMANGANATE PROJECT**
PHASE 1
Barry Pearl, Planner, PUC
Kent Ford, Project Architect DPW BOA

VI. **Adjournment**

[ACCESSIBILITY INFORMATION | Civic Design Committee | Meetings Index]

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Full Commission Meetings, and individual Committee Meetings of the Art Commission will be held at 25 Van Ness Avenue, San Francisco, located on the corner of Oak and Van Ness. All meetings are held in Suite 70, basement level, and can be accessed by the two main elevators in the lobby of the building.

Accessible seating for persons with disabilities, including those in wheelchairs, will be available. **Accessible curbside parking** has been designated on Oak Street between Van Ness Avenue and Franklin Street. **Accessible MUNI lines** that serve this location are:

> **J, K, L, M, and N Trains:** stopping at Van Ness and Market, one-half block from the building. **9, 26, and 42 Buses:** serving the area of Van Ness and Market. **Civic Center BART:** located at the intersection of Grove, Hyde, and Market Streets

For more information on accessible transit, call (415) 923-6142.
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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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Referenced documents are on file and available for public inspection at 25 Van Ness Avenue, Suite 240 during normal office hours. For further information, please contact Michele Liapes, Public Information Officer, 252-2559.

San Francisco
Arts Commission

CIVIC DESIGN REVIEW COMMITTEE

SPECIAL MEETING

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Tuesday, May 23, 2000

3:00 p.m.

25 Van Ness Ave

San Francisco, CA 94102

Notices
Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, San Francisco CA 94102 during regular business hours. Tel: 252 3214.

The meeting was called to order at 3:15 p.m.

MINUTES

1. **Role Call:**

   Commissioners present: Andrea Cochran, Rod Freebairn-Smith, Stanlee Gatti, William Meyer

   Staff present: Nancy Gonchar, Susan Gray

2. **OCEAN AVE RECONSTRUCTION & IMPROVEMENTS PROJECT PHASE 1**

   Nancy Gonchar, Deputy Director introduced the project to the Committee.

   Anthony Bryant, Project Manager, Muni, explained that the project included rail replacement, infrastructure and streetscaping improvements along the Ocean Ave

corridor between Junipero Serra Blvd. and the1-280 Fwy. He reported that Muni were working cooperatively with DPW, DPT and BLHP on the project, and that approvals would be sought from the Board of Supervisors and the Mayors Office. Muni's scope of work included replacing the railway, overhead lines, boarding islands, adding bulb outs and one new key stop. They would also be installing new pedestrian lights in the commercial sector. Mr. Bryant stated that the total construction budget is estimated at $32, 000, 000 with the cost of the bulb outs to be supplemented by State funds. Construction is scheduled to last 27 months.

John Thomas, Project Landscape Architect, DPW, described the site context. He explained that the scope of work was originally planned as a simple replacement project, however both the City and the local community had recognized that the project provided the opportunity to develop the area into a more viable neighborhood and commercial zone. The primary objectives of the project now intend to increase pedestrian safety, enhance the pedestrian experience, and to provide adequate parking. He said that this would be primarily achieved by introducing bulb outs throughout the corridor which would increase the sidewalk space. Palm trees would be installed to augment the existing tree canopy. These would be planted intermittently in a rhythm 200 ft. on center. The existing Muni pole street lighting would be replaced with cobra head fixtures, while the additional pedestrian lighting will have an acorn fixture and decorative base. All the light poles will be painted green.

Commissioner Freebairn-Smith was impressed with Muni's efforts to vitalize the corridor, and stated that this was a sound re-investment in the local community. He asked if Muni were working cooperatively with Planning to ensure that Ocean Ave.'s new infrastructure would be compatible with that of any adjacent projects.

Ken Rich, Planning, replied that he was working closely with Muni on the Ocean Ave project, and that it would work within the context of the neighborhood plan, which included the Phelan Loop, City College and Bart Station re-developments. He noted that Planning would also work with the Civic Design Review and the Public Art Program throughout this process.

Commissioner Freebairn-Smith suggested that the accumulated Public Art allocation for these projects could be best utilized at the transit village. He asked who would be responsible for maintaining the trees.

Mr. Bryant replied DPW.

Commissioner Gatti asked about the rational behind selecting traditional fixtures.

Dan Weaver, Ocean Ave Renaissance Committee, replied that these had been selected at the community's request, and that the design reflected the vernacular of the surrounding environment.

Ariane Coleman, Mayors Office of Community Development, reported that the lights were selected in consultation with BLHP. She reported that BLHP preferred to stock, use and maintain a particular lighting standard, and that there were few options.

The Commissioners said that they were familiar with this problem.

Commissioner Meyer was generally impressed with the proposal, but asked for more contextual information at the following presentation.

Commissioner Gatti said that he was aware of the storage and maintenance costs that new fixtures presented to BLHP, but stressed that the City needed to move forward and develop more innovative designs. He noted that the only real lighting option was to experiment with color, and suggested that he would prefer the blue that is used on the path of gold. He asked to see more information about the design and color at Phase 2.

Mr. Bryant replied that he would make this information available, and noted that the lamps would be metal halide.

Commissioner Freebairn-Smith urged Muni to support a transit first policy, and suggested that the commuter's transit experience could be enhanced by introducing more paving enhancements, windbreaks and seating.

Mr. Weaver agreed that transit improvements would make the area a more attractive destination.

Mr. Rich reported that Planning would address these needs in conjunction with the improvements proposed for Phelan Loop.

Motion to approve the Ocean Ave Reconstruction and Improvements Project, Phase 1.
Motion: Freebairn-Smith

Vote: Unanimous

3. **MISSION AND STEUART HOTEL**
PHASE 1

Ms. Gonchar introduced the project to the Committee, and reviewed the Committee's key issues and concerns, as identified at the Special Meeting that was held on April 26. These points included: improving the view from the Ferry Building of the North facade, creating a better relationship between the building and the Muni canopy, further study of the turret and the entrance on Mission and Steuart, and reducing the mass of the cafe canopy.

Clark Manus, Project Architect, Heller Manus, reported that the revisions made were in response to these comments. Most of the stepped massing would remain the same, with a single loaded wing on the Embarcadero, a double loaded wing on Steuart and a a central courtyard maintained in the center. The most significant changes included: introducing gardens to the roof of the wings, creating greater continuity along the F-Line passenger access, modifying the cafe into an open plaza, reducing the diameter of the turret and simplifying its articulation. The vent shaft screen will be in line with the principal building wall, continuing the expression of the lower Embarcadero facade. The screen will incorporate gates, canopies and a taller wall for the F-Line canopy. The northern facade will now terminate in store frontage at Steuart. Additional changes included pairing vertical bay windows above a two story base on

the Embarcadero, while the bays on Steuart will be set above the first story. The Mission and Steuart corner will reflect a more concave expression. He reported that while this remained the primary location for the ILWU memorial, it may still be relocated to the northern facade, pending the artists' recommendation.

Commissioner Freebairn-Smith stated that the proposal was considerably improved, and that not a great deal more could be modified, given the site conditions. He discussed how the hotel could benefit from a roof top terrace that would unify the area with Justin Herman Plaza.

Commissioner Meyer agreed with the more contextual approach. He was particularly impressed with the treatment of the vent shafts, but suggested that they still needed more finesse and recommended that they should be little higher. He suggested a simplification of the rhythm and detail of the Embarcadero and Steuart windows. Commissioner Meyer also asked about the location of the seismic screen on the northern facade.

Mr. Manus replied that it was recessed a few feet back from the Embarcadero wing.

Commissioner Cochran approved the general design, excluding the Embarcadero window bays, which she described as incongruent. She also recommended further study of the massing at the Mission and Embarcadero corner. She suggested that if the northern seismic screen was to be landscaped, it needed to be irrigated and accessible.

Commissioner Freebairn-Smith urged the design team to reconsider a roof top terrace above the vents.

Doug Wright explained that this was not possible as the vents had to be accessed for maintenance and emergency procedures. He added that these procedures would not present any discomfort to hotel patrons.

Motion to approve the Mission Steuart Hotel Phase 1, with the following contingencies:
1. further study of the northern facade
2. investigate the feasibility of the plaza above the vent shafts
3. simplification of the window bays and detail on the Embarcadero and Steuart facades

Motion: Commission Meyer

Vote for: Meyer, Freebairn-Smith., Cochran
Vote against: Gatti

4. **ZOO WAREHOUSE & ADMINISTRATION BUILDING PHASE 1**

Bob DeLiso, Project Manager, San Francisco Zoo, explained that he was presenting the project in place of Don Alameida, Project Manger, DPW BOA. He explained that a Phase 1 design was approved by the Committee in April 1999, however the Zoo Board had decided to reevaluate the construction approach in view of funding

restrictions and delays in accessing bond money. He reported that the design revisions were made by GEZ Architects.

Joseph Nicola, Project Architect introduced the GEZ design team to the Committee.

Tim Coppola, Project Landscape Architect, Taber Coppola, described how the building mass related to the existing topography. As the site is divided into higher and lower elevations by a birm, the administration facility will be positioned on the higher level, with the warehouse nestled into the recess. This would be achieved by a small amount of cutting and filling into the birm. A compact footprint will be used to minimize environmental disruption. The existing cypress groves would be maintained.

Jim Lewis, Architect, GEZ, explained that the facility is will not be accessible to the public and will accommodate approximately 60 Zoo personnel. He stated while the building shapes would be based on prefabricated modules, the design intent was in keeping with the zoo master plan, and will have a simple 'barn' like expression. He then identified various photographic examples of design details that reflected this vernacular.

Commissioner Meyer recognized the need to simplify the proposal, but suggested that the design could be refined. He was particularly concerned about the pitched roofing and suggested that it should be more horizontal, as this would make the massing look more industrial and less residential. He asked if the dormers in the administration building and the location of the warehouses could be reconfigured. Commissioner Meyer concluded his comments by stating that the Committee needed more information about the building expression before granting approval, and that although prefabricated units were to be used, the detailing could be pushed further.

Mr. Lewis explained that changing the window bays would mean changing to another unit type, and that this could trigger an increase in costs.

Mr. Coppola said that the proposed location of warehouses worked functionally as they were kept out of view. He noted that the facility needed to accommodate truck access to the recycling bins.

Commissioner Freebairn-Smith said that the administration building should be made as attractive as possible for the benefit of Zoo employees. He also suggested that the warehouse could be better camouflaged with additional landscaping.

Mr. DeLiso replied that they felt that the building was adequately disguised as it was sunk into the birm. He noted that additional cypress planting would be undertaken by Zoo staff at a later stage, and that this work would be carried out in accordance with the Zoo Master Plan. He noted that the pitched roof accommodated special service procedures.

Commissioner Cochran thought that the design was generally acceptable, but agreed that the buildings looked too suburban.

Commissioner Gatti agreed to approve the design, but said that more detailed information would be required at Phase 2.

Motion to approve the Zoo Warehouse and Administration Building, Phase 1.
Motion: Gatti

Vote for: Gatti, Cochran
Vote against: Freebairn-Smith, Meyer

The Committee agreed that the dormers, building orientation, slope of the roof, and massing required further study.

5. **EUREKA VALLEY RECREATION CENTER ADDITION PHASE 1**

Nelson Szeto, Project Architect, DPW BOA, presented the project to the Committee. He explained that the modifications included ADA modifications as well as expanding the front entry and creating new craft, storage and equipment areas. The original building was designed in 1954 and is a simple structure with concrete walls and flat roof. The additions will have a sloping roof and will be similar in profile to the existing structure.

Bob Nist, Project Manager, DPW BOA, explained that the sloped entry sections would make the building appear more invitational from the street. He noted that there was insufficient funding to improve the playground, but hoped that the expansion would be an incentive to upgrade the entire facility.

Commissioner Meyer was bothered by the slope of the roof, and recommended that the additions be in keeping with the rest of the facility. He also stated that the Committee needed to see more detailed renderings.

The Committee agreed to table the item as discussion only.

6. **CALVERAS RESERVOIR POTASSIUM PERMANGANATE PROJECT PHASE 1**

Barry Pearl, Planner, PUC, presented the project to the Committee. He stated that the site is located in the East Bay adjacent to the Calveras Reservoir. He reported that the Art Enrichment fund would be redirected to a more accessible PUC project.

Kent Ford, Project Architect DPW BOA, explained that it is an unmanned structure that would house chemical storage bins and truck loading. He stated that they would be using prefabricated construction and that the building size would increase by 30%.

Motion to approve the Calveras Reservoir Potassium Permanganate Project, Phase 1.
Motion: Freebairn-Smith

Vote: Unanimous.

7. **ADJOURNMENT**
The meeting concluded at 5:30 p.m.

TOP

Revision Date: 053000

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CIVIC DESIGN COMMITTEE

REGULAR MONTHLY MEETING

Monday June 19, 2000

3:00 p.m.

25 Van Ness Avenue, Suite 70

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **ZOO WAREHOUSE & ADMINISTRATION BUILDING PHASE 1**
(Phase 1 presented 5/23/00)
Don Alameida, Project Manager, DPW BOA
Bob Deliso, Project Manager, Zoo

II. **BEACH CHALET LANDSCAPE IMPROVEMENTS INFORMATIONAL WITH POSSIBLE MOTION FOR PHASE 2 & 3**
(Phase 1 approved 3/15/99)
Mike Leo, Project Manager, Friends of Recreation & Park

III. **OCEAN AVE. RECONSTRUCTION & IMPROVEMENTS PROJECT PHASE 2 & 3**
(Phase 1 approved 5/23/00)
Anthony Bryant, Project Manager, Muni
John Thomas, Landscape Architect, DPW BOE

IV. **SOUTHEAST WATER POLLUTION CONTROL PLANT GRAVITY BELT THICKENER PROJECT PHASE 2 & 3**
(Phase 1 approved 4/17/00)
Barry Pearl, Planner, PUC

V. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

REGULAR MONTHLY MEETING

Monday June 19, 2000

3:00 p.m.

25 Van Ness Avenue, Suite 70

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The meeting was called to order at 3:00 p.m.

MINUTES

1. **Role Call:**

   Commissioners present: Andrea Cochran, Rod Freebairn-Smith, William Meyer
   Commissioners absent: Gatti
   Staff present: Richard Newirth, Nancy Gonchar, Susan Gray

2. **ZOO WAREHOUSE & ADMINISTRATION BUILDING PHASE 1**

   Nancy Gonchar, Deputy Director, Arts Commission reviewed the comments made by the Committee during the May review of the project, and stated that they had agreed that the dormers, building orientation, slope of the roof, and massing required further study.

   Don Alameida, Project Manager, DPW BOA introduced the project to the Committee and reported that the design changes were made in response to these comments.

Bob DeLiso, Project Manager, San Francisco Zoo explained how the Zoo Master Plan had predetermined the relocation of its support facilities into the area adjacent to the waste water treatment plant. He identified the constraints on this area included the close proximity of the Aviary Conservation Center, the Great Ape Forest and the proposed animal breeding area in the south. He reported that they were proposing a formal entry and vehicular access into the warehouse and waste management area on the Eastern side of the Zoo, with an additional north to south road separating the warehouse and the administration building. He explained that it was anticipated that this additional road would eventually connect the rest of the Zoo with the new breeding areas.

Tim Coppola and Janet Taber Coppola, Project Landscape Architects, Taber Coppola, responded to Commissioner Freebairn-Smith's suggestions for strengthening the warehouse and administration building's site plan. They recommended adhering to the building footprint that was originally proposed, as they were confident that this best addressed the existing topography and high wind conditions. They then provided a more detailed description of how the design related to these unstable conditions. They reported that while they intended to increase the amount of protective tree screening, this would be best implemented by the initial planting of slow growing trees and establishing low level ground cover.

Jim Lewis, Project Architect, GEZ described how the architectural modifications included pulling the canopies back on center and introducing dormers into the roof of both buildings. The materials proposed included copper patina impregnated aluminum roofing and cedar siding. Mr. Lewis explained that these materials were selected because they would age gracefully. However, if these materials proved too expensive, stucco siding and concrete roofing tile would be considered as alternatives.

Commissioner Freebairn-Smith thanked the design team for their efforts to improve the site plan. He complimented the material selections and appreciated the phasing in of the planting program. He was unconvinced of the effectiveness of the Zoo's Master Plan, and stressed that the site plan needed to demonstrate greater sensitivity to animal habitat rezoning. He suggested that the warehouse waste management facility should not be within close proximity of such areas. He was also concerned that visitors would have to travel past the waste facility on route to the proposed breeding and hoof stock areas in the south. Commissioner Freebairn-Smith concluded his comments by stating that the site was too valuable to be used as a dump, and that ideally all the Zoo's waste facilities should be relocated off site.

Commissioner Meyer was generally comfortable with the design, but underscored the need to relocate the waste management area. He agreed that its zoning was problematic and asked if the Zoo's Master Plan was ever presented to the Committee for review.

Commissioner Cochran was satisfied with the building's design, but commented that the facade appeared too flat and recommended that the window volumes should be broken down into smaller masses. She agreed that the master plan was problematic, and noted that the noise from the waste facility and visitors could disturb the animal breeding.

Mr. DeLiso assured the Committee that the Zoo had a sophisticated waste management system, and stated that its close proximity to the animal areas should not pose any problems. He also stressed that it was Zoological Society's charter to make all aspects of the Zoo accessible to the public.

The Committee stressed the need to have had the Master Plan available for review, particularly if it were to be used as reference material during the approval process.

Motion: to approve the Zoo Warehouse and Administration Building, Phase 1.

Motion: Cochran
Vote for: Unanimous

3. **BEACH CHALET LANDSCAPE IMPROVEMENTS INFORMATIONAL WITH POSSIBLE MOTION FOR PHASE 2 & 3**

Ms. Gonchar explained that Phase 1 of the project had been approved by the Committee in March 1999. However, the design had to be significantly modified due to funding cut backs.

Mike Leo, Project Manager, Friends of Recreation & Park presented the design revisions to the Committee. He described the initial project as a joint venture between Friends of Recreation & Park, the Beach Chalet Brewery and Restaurant Corporation and a private donor. He reported that after a lengthy design process the Beach Chalet Corporation had withdrawn their support as the limited size of the deck finally approved by the Landmark's Board would provide insufficient return for their investment. While this would significantly reduce the available funding for the project, Tito Patri, Project Architect had proposed an interim landscaping improvements plan that would complement the previously approved deck, should additional funding become available. He described the landscaping component as a small elegant garden that included paving and planters as well as staircase access to the restaurant.

The Commissioners agreed to approve Phase 2 & 3.

Motion: to approve the Beach Chalet Landscape Improvements, Phase 2 & 3.

Motion: Cochran
Vote for: Unanimous

4. **OCEAN AVE RECONSTRUCTION & IMPROVEMENTS PROJECT PHASE 2 & 3**

Ms. Gonchar stated that the Committee had approved Phase 1 at the May meeting, but had asked for more contextual information to be presented at the following review. She noted that the Committee had also stressed the need to make the service more accessible and comfortable for commuters and that the improvements needed to coincide with those proposed for the Phelan Loop. Commissioner Gatti had also requested a more innovative lighting design.

John Thomas, Project Landscape Architect, BOE presented the revised lighting design to the Committee. He stated that they had endeavored to produce a more distinctive fixture that maintained a connection to the design character of the surrounding neighborhood. The pole would be in keeping with existing Muni street poles. The base cover would be kept to a minimum in order to maximize pedestrian access along the narrow street. The street lamps would be based on the tear drop design with an elegantly tapered mast arm carefully integrated into the pole. The additional pedestrian lights attached to the street lights in the commercial sectors will feature acorn lamps and a bracket arm. A dark aqua color was proposed for the powder coating as this related to Ocean Ave. thematically, as well as being a cooler color that attempted to promote traffic calming. He noted that this color was easily maintained.

Commissioner Freebairn-Smith stated that the proposal was an example of good urban design as it responded well to all the contextual issues.

Dan Weaver, Ocean Ave. Renaissance Committee reported that the community was in full support of the design. He said that increased lighting for the retail sector was a critical component of the project, and that the design would provide a good prototype for other commercial areas in the City.

Commissioner Freebairn-Smith asked about the proposed materials.

Mr. Thomas replied that the poles would be standard Muni concrete poles with metal fixtures.

Commissioner Cochran stated that while the revised lighting design possessed a more timeless quality, she was uncomfortable with the acorn pedestrian light attachment and asked if this could be converted to a smaller tear drop.

Mr. Thomas replied that the tear drop was more commonly associated with street lights and may look awkward.

Commissioner Freebairn-Smith asked if it would be possible to find additional funds for separate pedestrian lights.

Mr. Bryant replied that Muni had limited resources for the project, and that the current proposal seemed to be the most cost effective way to light the commercial sector. He said that seeking additional funds could delay the project. He stressed that Muni also needed to move ahead with the J and L Line improvements.

Commissioner Meyer was generally impressed with the design and color recommendations and asked if the design adequately addressed the area's contextual character.

Mr. Thomas replied that the neighborhood had an eclectic collection of architectural standards, ranging from refined residential areas to insignificant strip mall structures at the eastern end.

Motion: to approve the Ocean Ave Reconstruction and Improvements Project, Phase 2, on the condition that the further study of the pedestrian light

attachment and the color treatment of the light poles be presented at Phase 3.

Motion: Cochran
Vote for: Unanimous

5. **SOUTHEAST WATER POLLUTION CONTROL PLANT GRAVITY BELT THICKENER PROJECT PHASE 2 & 3**

Ms. Gonchar introduced the project to the Committee and noted that Phase 1 had been approved at the April meeting. She stated that the Commissioners had recommended matching the facility with the color of the adjacent structures.

Barry Pearl, Planner, PUC presented the project, and reminded the Commissioners that the design was for a temporary facility.

Victor Talatala, Project Architect, DPW BOA reported that the exterior wall would be painted a dark beige in response to the Committee's suggestions. The roof and gutter would be dark brown, while the louvres and door would be dark green. The only design change was to move the entrance over to the right.

Commissioner Cochran was unhappy with the beige color sample, and suggested a slightly brighter color.

Commissioners Freebairn-Smith and Meyer were satisfied with the color, but agreed that the brighter color indicated in the original Phase 1 proposal would be more appropriate. Commissioner Meyer was uncomfortable with the faux stucco treatment on the metal siding.

Motion to approve the SouthEast Water Pollution Control Plant Gravity Belt Thickener Phase 2 & 3 on the condition that the metal siding match the color in the original rendering.

Motion: Cochran
Vote for: Unanimous

6. **ADJOURNMENT**
The meeting concluded at 5:30 p.m.

TOP

Revision Date: 100500

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CIVIC DESIGN COMMITTEE

REGULAR MONTHLY MEETING

Monday July 17, 2000

3:00 p.m.

25 Van Ness Avenue, Suite 70

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Public comment in regard to specific items will be taken before or during consideration of the item.

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Agenda

I. **HUNTINGTON PARK LIGHTING IMPROVEMENTS**
PHASE 1, 2 & 3
Dan Finnane, Nob Hill Association
Pat O'Brien, Pat O'Brien Landscape Architects
Janet Nolan, J. S. Nolan Lighting Design

II. **MISSION BAY OPEN SPACE MASTER PLAN**
(Mission Bay North Detail Master Plan approved 4/20/99)
(Mission Bay South Detail Master Plan approved 4/20/99)
Amy Coburn, Director of Design, Catellus

III. **HARDING PARK/ FLEMING GOLF COURSE**
PHASE 1
Chris Hamill, Director of Development, Arnold Palmer Golf
Jeff Stahl, Director of Design, Kwan-Henmi Architects

IV. **VISITATION VALLEY CLUBHOUSE**
PHASE 2
(Phase 1 approved 4/17/00)
Don Alameida, Project Manager, DPW BOA

V. **NEW BALBOA PARK RESTROOM PROJECT**
PHASE 2 & 3
(Phase 1 approved 9/27/99)
Victor Talatala, Project Architect, DPW BOA

VI. **RECREATION & PARK PUBLIC RESTROOMS PROJECT**
GOLDEN GATE PARK: STOW LAKE, ARBORETUM & PANHANDLE
PHASE 3
(Phase 2 approved 9/27/99)
Victor Talatala, Project Architect, DPW BOA

VII. **GOLDEN GATE PARK WEST END PAVILION**
PHASE 2 & 3
(Phase 1 approved 8/16/99)
Mike Leo, Project Manager, Friends of Recreation and Park

VIII. **CALVERAS RESERVOIR POTASSIUM PERMANGANATE PROJECT**
PHASE 2 & 3
(Phase 1 approved 5/23/00)
Barry Pearl, Planner, PUC
Kent Ford, Project Architect, DPW BOA

IX. **OCEAN AVE. RECONSTRUCTION & IMPROVEMENTS PROJECT**
PHASE 3
(Phase 2 approved 6/19/00)
Anthony Bryant, Project Manager, Muni
John Thomas, Landscape Architect, DPW BOE

X. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN COMMITTEE

REGULAR MONTHLY MEETING

Monday, July 17, 2000

3:00 p.m.

25 Van Ness Avenue, Suite 70

San Francisco 94102

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Minutes

The meeting commenced at 3: 10 p.m.

I. **Role Call:**

Commissioners present: Andrea Cochran, Rod Freebairn-Smith, Stanlee Gatti
Commissioners absent: William Meyer
Staff present: Richard Newirth, Nancy Gonchar, Debra Lehane, Susan Gray

II. **HUNTINGTON PARK LIGHTING IMPROVEMENTS PHASE 1, 2 & 3**

Nancy Gonchar, Deputy Director, Arts Commission, opened the meeting and asked Richard Newirth, Director, Arts Commission, to introduce the project to the Committee.

Mr. Newirth stated that the lighting plan will focus on the soon to be restored "Fountain of the Tortoises", which is an important component of the Civic Collection. He reported that the funds had been raised by the Nob Hill Association, with matching funds provided by the Mayor's Office. He stated that the project had initially started as a small improvements project. Additional funds were raised to complete the lighting and full restoration.

Dan Finanne, Chairman, Huntington Park Committee, reported that the total cost of the project is estimated at $170,000, and stated that the lighting plan will improve pedestrian security, while also providing appropriate illumination for the fountain. The proposal includes eight new acorn luminaires with metal halide lamps which will form a circle of light around the fountain. Highlighting will be provided by four spot lights.

Janet Nolan, J. S. Nolan Lighting Design, described that the new fixtures will improve the color rendering, since the existing mercury vapor lamps cast a blue-green haze on the fountain. The spot lights will be fitted with incandescent lamps and a low voltage dimmer. The dimmer will make the spot's lamp life equivalent to metal halide, making maintenance easier to coordinate. She reported that a study of the proposed lighting plan indicated that the additional light will be contained within the park and will not cast any stray light into the park's

adjacent areas.

Debra Lehane, Program Director, Civic Collection, discussed how the bronze and marble fountain is a 1910 reproduction of the fountain at the Piazza Mattei in Rome, and that it was donated to the city more than 40 years ago. She reported that an additional $90,000 has been raised, and that the Arts Commission was indebted to the Nob Hill Association for their efforts to raise funds to complete the work. She also commended their commitment to the provision of a complementary lighting program.

Commissioner Cochran asked about the paving detail surrounding the light base.

Ms. Nolan replied that they had not determined the concrete base and that the existing floor plan will not restrict the design.

Mr. Finanne stated that they aimed to provide a discrete base that was deep and narrow, rather than something wide and shallow.

Ms. Nolan stated that the improvements will provide a 50% to 100% increase in lighting levels.

Commissioner Freebairn-Smith described the proposal as a model project and commended the Nob Hill Association for their efforts. However, he noted that while the site needed additional luminaires, the levels of illumination needed to be subtle.

Mr. Finanne replied that the light quality will be soft and the levels finely tuned.

Commissioner Gatti approved the general plan, but recommended that the lights be positioned around the exterior of the fountain's paving.

Motion: To approve the Huntington Park Lighting Improvements, Phase 1, 2 & 3

Motion: Gatti
Vote: Unanimous

III. HARDING PARK/ FLEMING GOLF COURSE PHASE 1

Jeff Stahl, Director of Design, Kwan-Henmi Architects, introduced the project to the Committee. He explained that the scope of work included demolishing an extensive portion of the existing golf course, in order to rebuild the clubhouse, pro-shop and restaurant as a much larger combined structure that had the capacity to cater to large events. This new facility will be closer to the parking area with the front facade flanked by a gracious entry plaza. The dining areas will be north facing maximizing views onto the18th hole and Lake Merced. The clubhouse's character will be influenced by the traditional Spanish Mission style, as well as the architecture of contemporary minimalist Irving Gill. The Mission style will be reflected in iconic gestures such as deep portals, arches and a bell tower. The golf carts will be relocated under the clubhouse, while the service court will be behind the dining area and screened by pine trees. The new maintenance shed will be a prefabricated unit with every effort made to nestle it unobtrusively into the landscape. Landscaping modifications will include reforestation, irrigation, substantial changes to the greens and tees, as well as upgrades to the driving range to accommodate a new non profit youth golf training program. All parking areas will be upgraded and increased.

Commissioner Cochran was concerned that each elevation articulated a different architectural style, and suggested simplifying the design into a more elegant form.

Commissioner Freebairn-Smith agreed that the architectural language was confused and was concerned that the modernist influence will appear too severe. He suggested that a more classical interpretation would be more appropriate.

Commissioner Gatti recommended a softer geometry and a more romantic character.

The Committee agreed that the site plan generally indicated a sound and sensitive approach, but decided that the proposal included too many components to review in a single session. They recommended visiting the site prior to the next review in order to acquaint themselves with the existing conditions. The Committee requested a special meeting to better address the proposal.

IV. OCEAN AVE. RECONSTRUCTION & IMPROVEMENTS PROJECT PHASE 3

John Thomas, Landscape Architect, DPW BOE, presented the revised pedestrian lighting plan to the Committee. He explained that three more contemporary options were made in response to Commissioner Cochran's comments at the previous review that the proposed fixtures would look too antique. All the options were acorn

fixtures. The variations included a simple globe, a larger globe and a double globe luminare aligned parallel to the street. He reported that the community favored the latter option.

Commissioner Freebairn-Smith asked about the proposal's energy efficiency.

Anthony Bryant, Project Manager, Muni, assured the Committee that Muni had developed the lighting plan in consultation with the Bureau of Light, Heat and Power.

Commissioner Cochran said that the proposal had improved and that she favored the third option. However, she was still uncomfortable with the acorn setting and stated that she would prefer to see teardrop luminaires, as they were more interesting and provided a better distribution of light.

Mr. Thomas replied that the pedestrian lights were designed as an accent for the commercial district, with the Muni lights providing the primary light source.

Commissioner Gatti agreed that the third design was the most appropriate, but preferred the globe to the teardrop as up-lighting seemed more pedestrian friendly.

Paul Conroy, West Twin Peaks Central Council, stated that the community had lobbied for the street light improvements and agreed with the Committee that the third option seemed the most feasible. However, he stressed the need for the pedestrian lights to be consistent with the design of the Muni light poles, the existing street furniture and local architecture. He reported that the community had some concerns about the design details and distribution of light throughout the corridor. Mr. Conroy concluded his comments by requesting that Muni continue to fine tune the proposal in consultation with the community and a lighting engineer.

Mr. Bryant stated that Muni had endeavored to accommodate the community's issues and concerns, but underscored the need to put the project out to bid by August 15.

Commissioner Freebairn-Smith stated that the project required full community support in order to proceed.

Mr. Conroy stated that the community did not wish to delay the schedule, but they did have misgivings about the roundness of the globe.

Commissioner Freebairn-Smith suggested that approval be granted on the condition that the design team continued to work with the community.

Commissioner Gatti noted that Ocean Avenue's existing design elements were eclectic and that approval should be granted so that the schedule could move ahead.

Mr. Thomas said that the graphics in the proposal were misleading and that the shape of the globe was not as simple as it appeared.

Mr. Conroy stated that the community would prefer a more historic reference.

Mr. Bryant replied that the Muni wished to respond to the community's request and were receptive to an alternative globe.

The Committee agreed to approve the third option and to place the project on the Full Commission's consent calendar providing that Muni continued to work with the community on the design of the globe.

Motion: to approve the Ocean Ave Reconstruction and Improvements Project, Phase 3

Motion: Freebairn-Smith
Vote: Unanimous

V. **NEW BALBOA PARK RESTROOM PROJECT**
PHASE 2 & 3

Victor Talatala, Project Architect, DPW BOA, reported that the design was in keeping with the Phase 1 proposal approved in September 1999. He presented the material samples to the Committee, and described how the roof will be Spanish style red clay tile while the CMU walls will be covered in cream stucco.

Motion: to approve the New Balboa Park Restrooms Project, Phase 2 &3

Motion: Gatti
Vote: Unanimous

TOP

VI. RECREATION & PARK PUBLIC RESTROOMS PROJECT GOLDEN GATE PARK: STOW LAKE, ARBORETUM & PANHANDLE PHASE 3

Mr. Talatala reported that the design was in keeping with the Phase 2 proposal approved in September 1999.

Motion to approve the Recreation and Park Public Restrooms Project, Golden Gate Park: Stow Lake, Arboretum and Panhandle, Phase 3

Motion: Gatti
Vote: Unanimous

Commissioner Gatti left the meeting at 4:30 p.m.

VII. GOLDEN GATE PARK WEST END PAVILION PHASE 2 & 3

Mike Leo, Project Manager, Friends of Recreation and Park reported that there were no significant changes to the Phase 1 proposal approved in August 1999. He presented the material samples and final construction drawings to the Committee. The materials included ochre and fern green integral color concrete flooring, black and ochre bio-composite board and corrugated metal roofing. He reported that the dark blue detailing had been changed to black in response to the Commissioners' comments at the project's preliminary review. He noted that the security issue created by the gap between the birm and the building had been addressed by setting the birm further back from the structure.

Commissioner Freebairn-Smith suggested eliminating the cavity altogether, and discussed how he had worked on a similar project at Funston Park where the gap had caused problems and was eventually filled.

Mr. Leo replied that a continuous surface between birm and building permitted open access to the skylights and the planted roof. He noted that the structural walls inside the cavity will be protected by an anti graffiti treatment. He reported that Friends of Recreation and Park were working on the project in cooperation with the Public Art Program and that artist Mark Brest Van Kempen had been selected to design a series of panels for the rear interior wall. Mr. Leo explained that the artwork will involve paper reproductions of the extinct Xerxes Blue butterfly that will be embedded into resin panels that are protected by a glass barrier.

Mr. Newirth stated that the butterflies were very convincing and assured the Committee that signage will be installed adjacent to the artwork to educate the public about the butterflies' significance and to make clear that they were not real.

In view of there being insufficient Committee members present to form a quorum, Commissioners Cochran and Freebairn-Smith agreed to recommend the project for approval under Committee reports at the Full Commission meeting in August.

VIII. CALAVERAS RESERVOIR POTASSIUM PERMANGANATE PROJECT PHASE 2 & 3

Kent Ford, Project Architect, DPW BOA, reported that the design was in keeping with the Phase 1 proposal approved in May. The material samples presented included textured CMU walls with an integral cream color, and dark green metal sidings and roof.

In view of there being insufficient Committee members present to form a quorum, Commissioners Cochran and Freebairn-Smith agreed to recommend the project for approval under Committee reports at the August Full Committee meeting.

IX. Adjournment

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TOP

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN COMMITTEE

SPECIAL MONTHLY MEETING

Tuesday, July 25, 2000

3:00 p.m.

255 Channel Street

San Francisco 94107

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours. For information about how to get to the meeting, please contact Catellus at 974 3737.

THE FOLLOWING ITEMS ARE SUBJECT TO DISCUSSION AND POSSIBLE ACTION WHICH MAY INCLUDE: MOTIONS OF RECOMMENDATION TO APPROVE PHASE(S) UNDER REVIEW OR A COMBINATION OF PHASE(S), RECOMMENDATION TO APPROVE WITH CONTINGENCIES, RECOMMENDATION TO DISAPPROVE, RECOMMENDATION TO DEFER APPROVAL. (PHASE 1 DESIGN CONCEPT; PHASE II DESIGN DEVELOPMENT WITH COLORS AND MATERIALS; PHASE III FINAL APPROVAL).

Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **MISSION CREEK PARK OPEN SPACE: NP 1-3 & P1**
Schematic Design Review
(Mission Bay North Detail Master Plan approved 4/20/99)
(Mission Bay South Detail Master Plan approved 4/20/99)
Amy Coburn, Director of Design, Catellus

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN COMMITTEE

SPECIAL MONTHLY MEETING

Tuesday, July 25, 2000

3:00 p.m.

255 Channel Street

San Francisco 94107

Notices

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, San Francisco CA 94102 during regular business hours. Tel: 252 3214.

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Minutes

The meeting commenced at 3: 10 p.m.

I. **Role Call:**

Commissioners present: Andrea Cochran, Rod Freebairn-Smith, William Meyer
Commissioners absent: Stanlee Gatti
Staff present: Nancy Gonchar, Susan Gray

II. **MISSION CREEK PARK OPEN SPACE: NP 1-3 & P1**
Schematic Design Review

Amy Neches, Project Manager, Redevelopment Agency, stated that the purpose of the meeting was to review the open space plan for land parcels NP1, NP2 and NP3 north of Mission Creek, and south parcel P1. She provided a brief over view of the MOU binding the City and Catellus, and explained that under this agreement the Arts Commission's Civic Design Review Committee was responsible for approving all street furnishings and built structures, while acting as an advisory on all other landscaping elements. She noted that once the major design phases were approved, all subsequent improvement plans and construction drawings will be reviewed at staff level. She stated that the elements within the current proposal included a concession stand, lighting and benches. Ms. Neches concluded her introductory remarks by noting that the open spaces proposed by Catellus will be managed by the Redevelopment Agency for a period of 45 years.

The Commissioners thanked the Redevelopment Agency and Catellus for the opportunity to be involved in the project's development, and stated that they welcomed the opportunity to provide feedback on the landscaping proposal.

Amy Coburn, Director of Design, Catellus, stated that while both north and south parcels will be flanked by housing units, the north side's character will be urban, while the south will be more informal. She identified how the site conditions had contained the development of NP1, NP2, NP3 and P1 into a linear format. Ms. Coburn reported that the design had resulted from a series of community workshops, and that the local residents fully

supported the project. She described how the the north will accommodate a waterfront esplanade and a plaza at the end of Fifth Street. The south will feature a corresponding plaza that is aligned with Fifth Street, with a pedestrian footbridge eventually linking the two plazas. An informal performance area, concession stand and tidal pool will be located in the south parcel. Both north and south areas will gently slope towards the water to promote drainage. Lighting will be kept to a minimal, intimate level. Ms. Coburn concluded her introduction by describing how the subsequent open space proposals for the south will include a fresh water lagoon, enhancements to the house boat community's garden and parking spaces.

Marta Fry, Landscape Architect, Marta Fry and Associates, described how the seating wall that will extend along the northern esplanade, separating the residential area from the promenade. The form will combine integrated niches as well as free standing benches. The integrated sections will cantilever from the concrete wall at a gracious radius, with metal fins supporting the wooden seats. Ms. Fry provided sketches depicting several variations on this theme. The metal will be powder-coated in the same pearlescent gray featured throughout the rest of the project. Ms. Fry noted that her design team were aware of the prevalence of skateboard damage throughout other parts of the City, and suggested integrating discontinuous surfaces to help prevent this from occurring along the seating walls. These suggestions included cantilevered sections and integrated diverts or breaks. She stated that metal balustrade will only occur in isolated areas where there is a grade increase along the promenade. The balustrade will be powder coated the same pearlescent gray, with its railing system consisting of either horizontal flat bars or round rods. A vertical lighting bar will be integrated into the either side of the center of each balustrade panel, making the lights visible from either side of the creek. The Fifth Street Plaza will feature a sloped lawn, gardens and water terraces adjoining a paved overlook that is positioned above an out fall structure. The water terraces will include a storm water pool that accommodates season flooding. Interactive water sphere sculptures will mark the gradient changes within the pool, while also visually activating the space.

Commissioner Freebairn-Smith arrived at 3:30 p.m. and Commissioner Meyer provided him with a brief summary of the presentation.

Ms. Fry then described how the esplanade's paving will be in keeping with the standard Mission Bay materials palette, with large asphalt pavers separated by intermediate bands of a lighter color, with hexagonal unit pavers occurring at each mid-block crossing section. The Fifth Street plaza will be paved with concrete unit pavers with stone accents. Ms. Fry stated that they preferred not to use poured concrete in the plaza or the walkways as they wanted to create an elegant urban gesture. The lighting plan will include beacon lights along the boat launches on either side of the creek. Trees will be uplit while the remaining lighting plan will be in keeping with the lighting plan previously approved for the rest of Mission Bay.

Commissioner Cochran described the design as sound, sophisticated and interesting. She suggested that more integral anti-skateboarding measures should be considered. She was impressed with the color and materials palette, but cautioned that the powder coating may provide inadequate protection against corrosion. She asked about the long-term maintenance plan.

Ms. Fry replied that they were researching a touchup paint that could be used for chips and rust, and that they were exploring galvanized surfaces as an alternative.

Commissioner Freebairn-Smith referred to the community planning sessions held by Catellus last fall, and discussed how these workshops had informed the site programming. He was concerned that the workshop participants did not provide a true cross section of the local residents. Commissioner Freebairn-Smith shared Commissioner Cochran's concerns regarding maintenance, and asked if Catellus had resolved these issues with other City agencies.

Ms. Neches replied that site maintenance will be controlled by the Redevelopment Agency, rather than being controlled by the standard operations managed by PUC and DPW. She noted that this permitted the designers more liberty with the choice of materials and forms.

Commissioner Freebairn-Smith underscored the importance of responding to citizens' needs, and asked for reassurance that there will be ongoing adequate public consultation throughout the project. He described the outer Mission community's involvement in the Islais Creek project as a similar scenario. He stated that the project's success will be posited in the ability to anticipate the community's future use of the site, and that it was necessary to promote public access to the site where ever possible. He concluded his comments with his concerns that the railing spans may be damaged by children climbing over them and discussed the damage at Pier 42.

Ms. Fry replied that the rails' short span, curved radii and wide gauge should prevent this from happening.

Commissioner Freebairn-Smith stressed the need for the project to promote a transit first policy and that the space needed to provide adequate seating and amenities for commuters.

Ms. Fry replied that the area will be primarily residential. It is anticipated that it will be used for recreational activities such as picnicking and walking.

Eric Harrison, Senior Vice President of Development, Catellus, confirmed that over 3,000 residential units will be constructed in the blocks immediately north of Mission Creek Park, while 2,000 will be built to the south.

Commissioner Freebairn-Smith stated that if this were the case, the area must be able to provide play spaces for children. He added that it was also important to create a unique and memorable character for the area. Commissioner Freebairn-Smith then asked if the site programming could accommodate the types of activities promoted by the Arts Commission and stated that the amenities supporting these events needed to have a strong visual presence.

Ms. Coburn replied that the site programming included both visual and performing arts activities and identified the informal stage at P1, as well as the larger performance space to be proposed for the bay front. She reported that the 1% for Public Art allocation will be accounted for in the Master Plan.

Commissioner Meyer was impressed with most of the proposal, but was concerned that there was no unification between the benches and the elegant simplicity reflected in the rest of the elements. He suggested that a more delicate geometry would be more appropriate

Ms. Neches asked Commissioner Meyer to clarify the aspects that he was uncomfortable with.

Commissioner Meyer replied that while the bench layout and configurations were well resolved, the design detail was inconsistent and required further study.

Commissioner Freebairn-Smith asked if the components will be custom made, and if so, were they affordable.

Ms. Coburn confirmed that they were.

Ms. Fry stated that in order to promote continuity, the same design team had been used on all the streetscaping elements, and that the proposed benches will be constructed from the standard set of materials approved for the rest Mission Bay.

Commissioner Meyer replied that he was comfortable with the materials and that only the forms appeared incongruent. He described the benches as having too much of an art and crafts influence and that they needed to draw upon the modern, elementary forms that had become the Mission Bay's design standard.

Ms. Coburn then presented the schematic design for south parcel P1, the focus of which is a simple pavilion surrounded by an informal terraced area. The building accommodates a small cafe, restrooms and storage, with the surrounds designed for passive recreational activities. Ms. Coburn stated that the design was made at the community's request.

Douglas Tom, Principal, Tom + Aguila Architecture and Interiors, described how the building's western orientation will provide an immediate link to the footbridge, outlooks onto the creek and sidelong views to downtown. Rest rooms and service areas will be placed at the rear of the building. The building will be constructed from two tone ground face concrete block flanked by glass panels. The roof top will be a dynamic part of the structure as it will be visible to the adjacent residential towers. The floor will be stained concrete, while the tiling will be a warm butter yellow and the hardware will be brushed chrome.

Commissioner Freebairn-Smith stated that it was critically important for the design to articulate its civic purpose and that it be carefully integrated in the green space or be relocated else where on the Mission Bay campus. He said that the space was not unlike Crissie Field, as that the space should be as open and invitational as possible.

Commission Cochran thought that the proposal was appropriate for the site. She acknowledged that it was a restricted space to work within, and expressed concern that there was inadequate space for seating on the cafe terrace.

Mr. Tom replied that there was.

Ms. Neches confirmed that the community felt it was necessary to have a small concession at this location, as it provided a central point of focus for the many varied recreational activities stemming from the southern bank. She noted that the community had asked for restrooms to be incorporated into the concession.

Ms. Coburn agreed that it was the most amenable location for this type of facility, and that it was important to offer minimal shelter from the prevailing winds.

Commissioner Meyer agreed that there was a need to provide amenities at this particular area. He approved of the building's transparency, however he was uncomfortable with the its resemblance to the Dulles airport, which is also a solid structure clad in glass with a sloping metal roof. He suggested that the design be further studied in order to provide something more unique.

Commissioner Freebairn-Smith stressed his concerns that the community were not being adequately involved in the design process.

Ms. Coburn said that they would continue to work with the community and the Redevelopment Agency on the design.

Ms. Neches confirmed that residents from Potrero Hill and the Houseboat community regularly attended the community workshops as they has a vested interest in the project.

Commissioner Freebairn-Smith stated that the community had struggled to defend the open space north of Market Street. He stressed that this was the first parcel of open space to be developed in the City in the last hundred years and that all aspects of the project had to carefully examined, and that it could be determined that the pavilion needed to be relocated.

Ms. Coburn was confident that the facility would serve the community's immediate and future needs, and would generally help activate the space.

Ms. Neches stated that it was difficult to gauge the future uses of this area as it was the first parcel of Mission Bay's open space to be developed. She said that the user groups will range from the university's student population to the residential community.

Ms. Coburn said that the city needed more open space concessions and that similar venues such as the Ramp had proven enormously popular and successful.

Commissioner Meyer said that the building should be re-oriented to take advantage of its southern exposure.

Ms. Neches replied that this would significantly compromise the views across the creek.

Commissioner Meyer underscored his concerns that the building had too many references to significant pieces of architecture and that it needed to create a greater association with its immediate environment.

Ms. Neches replied that concession stand was not intended to reference the Dulles airport and that they had simply sought to create a transparent design vocabulary.

Commissioner Freebairn-Smith stated that it was important to use a subtle approach when designing these types of buildings. He described how a simple protective shell could provide wind protection, and discussed the Golden Gate Park Pavilion as an example of modest, ecological and non-obtrusive design.

Ms. Coburn agreed that access, amenity and transparency were legitimate considerations, and that the design team were aware that each elevation needed to be treated with sensitivity.

Commissioners Cochran and Meyer stated that the building did not necessarily have to disappear into the landscape and that it was acceptable to maintain some degree of visibility, providing that the building was of a sound and sensitive design.

The Committee agreed to schedule another review at a special meeting in August.

III. **Adjournment**
The meeting concluded at 4:40 p.m.

[ACCESSIBILITY INFORMATION | Civic Design Committee | Meetings Index]

TOP

Revision Date: 073100

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN COMMITTEE

SPECIAL MONTHLY MEETING

Wednesday, August 16, 2000

2:00 p.m.

255 CHANNEL STREET

San Francisco 94107

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours. For information about how to get to the meeting, please contact Catellus at 974 3737.

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Public comment in regard to specific items will be taken before or during consideration of the item.

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Agenda

I. **MISSION CREEK PARK OPEN SPACE PLAN: NP 1-3 & P1**
Schematic Design Review
(Reviewed 7/25/00)
Amy Coburn, Director of Design, Catellus

II. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN COMMITTEE

SPECIAL MONTHLY MEETING

Wednesday, August 16, 2000

2:00 p.m.

255 Channel Street

San Francisco 94107

Notices

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Minutes

The meeting commenced at 2:10 p.m.

I. **Role Call:**

Commissioners present: Stanlee Gatti, Rod Freebairn-Smith, William Meyer
Commissioners absent: Andrea Cochran
Staff present: Nancy Gonchar, Susan Gray

II. **MISSION CREEK PARK OPEN SPACE: NP 1-3 & P1**
Schematic Design Review

Amy Coburn, Associate Vice President, Catellus, provided a brief overview of the developments to the concept plan previously presented to the Committee on July 25. She explained that the northern parcels will reflect an urban quality with tight layers of components, while the south will be more open and informal.

Marta Fry, Marta Fry Landscape Architects provided a more detailed description of the additions and changes to the north. She stated that the water's edge will be planted with inter-tidal native species which will soften the hardscape and stabilize the sheered banks. The planting will also help create greater links with the landscaping in the south. She noted that the promenade was still in place and had been defined as a willow walk. The Fifth Street Plaza design remained unchanged. The north's color palette is based upon cool blues and grays in keeping with the rest of Mission Bay. Materials will include wood, concrete and stone, generally keeping within the established design guidelines while still maintaining a unique identity for the space. She reported that they were continuing to work in close association with the south's design team. The bench system will still include the seating wall and had been defined as custom made modular units. Double sided seats will be used at the overlooks while free standing and integrated niches will be positioned along the walkway. A fully integrated lighting plan will emphasize safety and circulation, maintaining ambient levels of illumination and minimal vertical clutter. Light wells will uplight the trees while illuminated seating niches will cast a low wash over the promenade. Integral balustrade lights will be visible from both sides of Mission Creek. Small floods will illuminate the docks and boat launch.

Commissioner Freebairn-Smith asked who would be responsible for maintenance.

Ms. Coburn replied that the buildings and properties will be the responsibility of the developer while the open spaces will fall under the jurisdiction of the Redevelopment Agency and Catellus. Guidelines will be established for all areas not managed by the City.

Commissioner Freebairn-Smith agreed that more delicate fixtures could be considered if the site was managed by specially contracted caretakers.

Commissioner Gatti was impressed with the integrated lighting system as it helped eliminate vertical clutter.

Commissioner Freebairn-Smith commended the balustrade's design as the lights will create the illusion of jewels lacing the Channel. However, he was concerned that the lights may be damaged by vandals and quickly become unattractive.

Commissioner Gatti was confident that a secure, recessed housing could be designed.

Ms. Neches confirmed that the site will be managed under a system similar to Yerba Buena Gardens, with a crew of full time gardeners and security staff funded by Catellus and the property developers. She emphasized the Redevelopment Agency's efforts to establish high maintenance standards at Yerba Buena Gardens.

Commissioner Freebairn-Smith asked if architectural graphics were to be incorporated into the furnishings system.

Ms. Coburn confirmed that graphics will be included the plan. The materials and colors will be in keeping with the established Mission Bay palette. She noted that while a specific graphics system was yet to be determined, it would be consistent across North and South parcels and the UC campus.

Commissioner Gatti noted that Stanford University had an exemplary graphics system which made a natural progression from the surrounding architecture.

Ms. Coburn then described the south plan and emphasized the Redevelopment Agency's request for a pavilion that could provide amenities for people visiting the space.

Ms. Neches reported that while the houseboat community were not completely comfortable with the proposed pavilion, the rest of the community was in support of the proposal and ultimately the decision would be in the hands of the Redevelopment Agency. She underscored that the pavilion was a critical element in the design and will support a wide range of activities.

Ms. Coburn reported that while the connection between the north and south parks via the pedestrian footbridge will remain the same, the amount of hard landscaping in the south had been reduced. They had responded to Commissioner Freebairn-Smith's comments regarding the pavilion's placement by raising its elevation and moving it closer to the road.

Commissioner Gatti was not concerned with the pavilion's design or placement, but asked if it could provide sufficient amenities for the park's programming.

Doug Tom, architect, Tom + Aguila presented a model of the pavilion and explained the difficulty in calculating an appropriate ratio of amenity to open space.

Ms. Neches explained that temporary amenities will be provided for special events. She reported that additional facilities will be included at later stages in the project, particularly around the sporting areas.

Commissioner Freebairn-Smith suggested that Decaux toilet kiosks could be considered in the future as they provided high design and maintenance standards.

Ms. Neches said that if they were to do so the design will have to blend in with the vernacular established for the rest of Mission Bay.

Commission Gatti asked if the plan provided sufficient parking.

Ms. Neches replied that that at this stage all parking will be on the street.

Commissioner Gatti was pleased that the use of different design teams for the north and south had created different expressions for each space.

Ms. Coburn confirmed that they wanted to provide a level of uniqueness within the sum of units.

Commissioner Freebairn-Smith noted that this was a difficult balance to achieve.

Commissioner Gatti considered these slight variations to be the strength of the overall design. He also liked the contemporary design, and noted that as sections were added they would create an urban design chronology.

Ms. Coburn emphasized Catellus' desire to create a dynamic and expressive neighborhood.

Mr. Tom then provided a more detailed description of the pavilion. Ground-face concrete block will be used for the restrooms. All metal elements will be powder-coated steel gray with stainless steel used as an accent in some areas. Warmer tones and textures will be applied to the interior.

Ms. Coburn stated that issues relative to the proposed pump station adjacent to the south park still needed to be resolved.

Commissioner Freebairn-Smith stated that the Islais Creek project had encountered similar design issues.

Commissioner Gatti was comfortable with the massing and location of the pavilion. However he disapproved of the color scheme and said that green or white would be more appropriate. He also suggested further study of the material specified for the restroom's CMU.

Commissioner Freebairn-Smith suggested pulling the building further in from the water's edge. He asked if the pavilion's design, size and location satisfied Recreation and Park's requirements.

Ms. Neches explained that the project did not fall under Recreation and Park's jurisdiction.

Commissioner Freebairn-Smith noted that Recreation and Park had established a series of design objectives that could be equally applied to Mission Bay. He cautioned that these guidelines clearly stated that such structures should be kept clear of the water's edge. He suggested modifying the design by extending the channel into the open space. This addition will create a richer connection with the water's edge as it would attract restaurants and cafe concessions which in turn increase overall land value. He added that the extension would also provide a boat docking area.

Ms. Neches said that the suggestions would be taken into consideration. She stated that they were currently proposing a vehicle drop-off area for boaters.

Commissioner Meyer suggested that a stronger relationship needed to be created between the pavilion and the footbridge. He noted that the pavilion had been much improved by some subtle changes, but recommended further study of the placement and hardscaping.

Commissioner Gatti cautioned that relocating the pavilion would interrupt the corridor between north and south plazas.

Mr. Tom suggested introducing a sculptural element to visually anchor the bridge's southern end.

Commissioner Meyer stated that the south's current configuration was too tight as the grassed area and the pavilion were fighting for attention. He was satisfied with the bench design and asked which wood would be specified.

Ms. Fry replied that it will be a sustainable hardwood such as teak, as it aged beautifully into a gray. Oiled wood may be considered as an alternative.

Commissioner Gatti noted that the pavilion's location may require further study after the design was reviewed by BCDC. He asked about the public art component.

Ms. Coburn said that an artworks program will be included in the master plan.

Ms. Neches estimated that 1% of the capital works project will generate approximately $9,000,000 for a public art fund. The Arts Commission will be required to review all artworks falling within the public's right of way.

Commissioner Meyer said that guidelines for such projects had been established by the Arts Commission and that Catellus should use this material as a point of reference.

Commissioner Freebairn Smith asked if the Port will retain jurisdiction over the Channel's entrance.

Ms. Neches replied that they would. She noted that the Port was in the process of developing a landscaped screen for the area adjacent to the ballpark.

Commissioner Freebairn Smith hoped that this addition would appear as a natural continuation of the promenade.

Ms. Coburn confirmed that the Port was using design elements that were linked to Mission Bay.

Commissioner Meyer proposed that the Committee approve the design with the exclusion of the pavilion's location.

Commissioner Gatti said that the project should be approved without conditions. He stated that the building was in natural proximity to the bridge and the amphitheater and that they should proceed with the approval.

Ms. Fry stated that the design team had made exhaustive efforts to consider alternate locations for the pavilion, and that they were confident that the current placement best suited the site conditions and programming.

Commissioner Meyer emphasized the need to further study the location of the pavilion.

Commission Freebairn-Smith stated that he was not happy with the inclusion of the pavilion. However, he was willing to approve the structure in order to see the project move ahead.

The Committee agreed to review the revised location at another meeting

Motion: to approve the Mission Creek Park Open Space Schematic Design for parcels NP 1-3 & P1 with the exception of the pavilion location.

Motion: Meyer
Vote: Unanimous

III. **Adjournment**
The meeting concluded at 4:40 p.m.

[ACCESSIBILITY INFORMATION | Civic Design Committee | Meetings Index]

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vision Date: 090600

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN COMMITTEE

REGULAR MONTHLY MEETING

Monday August 21, 2000

3:00 p.m.

25 Van Ness Avenue, Suite 70

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

THE FOLLOWING ITEMS ARE SUBJECT TO DISCUSSION AND POSSIBLE ACTION WHICH MAY INCLUDE: MOTIONS OF RECOMMENDATION TO APPROVE PHASE(S) UNDER REVIEW OR A COMBINATION OF PHASE(S), RECOMMENDATION TO APPROVE WITH CONTINGENCIES, RECOMMENDATION TO DISAPPROVE, RECOMMENDATION TO DEFER APPROVAL. (PHASE 1 DESIGN CONCEPT; PHASE II DESIGN DEVELOPMENT WITH COLORS AND MATERIALS; PHASE III FINAL APPROVAL).

Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **JUVENILE HALL REPLACEMENT PROJECT**
INFORMATIONAL PRESENTATION
Gary Hoy, Project Manager, DPW BOA
Mark Ryan, Project Architect, Design Partnerships

II. **SAN FRANCISCO DOWNTOWN SIGNAGE PROGRAM**
INFORMATIONAL PRESENTATION & POSSIBLE MOTION FOR PHASE 1
(Phase 3 approved 1/11/99)
Gary Hoy, Project Manager, DPW BOA

III. **EUREKA VALLEY RECREATION CENTER ADDITION**
PHASE 1
(Phase 1 reviewed 5/23/00)
Nelson Szeto, Project Architect, DPW BOA

IV. **UNITED NATIONS PLAZA IMPROVEMENTS**
PHASE 1
(Phase 1 approved 7/24/95)
Judy Mosqueda, Project Manager, DPW BOA

V. **SOUTH EAST WATER POLLUTION CONTROL PLANT**
BUILDING 860 VENTILATION & ODOR IMPROVEMENTS
PHASE 1
Mark Dorian, Project Architect, DPW BOA

VI. **JAPANESE TEA GARDEN**
PHASE 3
(Phase 1 & 2 approved 7/15/96)
Kenji Murokami, Project Architect, Murokami & Associates

VII. **MARGARET HAYWARD PLAYGROUND CLUBHOUSE**
PHASE 3
(Phase 2 approved 02/28/00)
Nelson Szeto, Project Architect, DPW BOA

VIII. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN COMMITTEE

SPECIAL MONTHLY MEETING

Monday, August 28, 2000

3:00 p.m.

Fleming Golf Course

99 Harding Road, Lake Merced

San Francisco 94132

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

For directions to the meeting, please contact:
Arnold Palmer Golf at 415 661 1865

THE FOLLOWING ITEMS ARE SUBJECT TO DISCUSSION AND POSSIBLE ACTION WHICH MAY INCLUDE: MOTIONS OF RECOMMENDATION TO APPROVE PHASE(S) UNDER REVIEW OR A COMBINATION OF PHASE(S), RECOMMENDATION TO APPROVE WITH CONTINGENCIES, RECOMMENDATION TO DISAPPROVE, RECOMMENDATION TO DEFER APPROVAL. (PHASE 1 DESIGN CONCEPT; PHASE II DESIGN DEVELOPMENT WITH COLORS AND MATERIALS; PHASE III FINAL APPROVAL).

Public comment in regard to specific items will be taken before or during consideration of the item.

AGENDA

I. **HARDING PARK/ FLEMING GOLF COURSE**
PHASE 1
(Phase 1 presentation 07/17/00)
Chris Hamill, Director of Development, Arnold Palmer Golf
Jeff Stahl, Director of Design, Kwan-Henmi Architects

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

SPECIAL MONTHLY MEETING

Monday, August 28, 2000

3:00 p.m.

Fleming Golf Course

99 Harding Road, Lake Merced

San Francisco 94132

Notices

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, San Francisco CA 94102 during regular business hours. Tel: 252 3214.

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SEP 1 1 2000

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Minutes

The meeting commenced at 3:00 p.m.

I. **Role Call:**

Commissioners present:, William Meyer, Andrea Cochran
Commissioners absent: Stanlee Gatti, Rod Freebairn-Smith
Staff present: Nancy Gonchar, Susan Gray

Jeff Stahl, Project Architect, Kwan Henmi and Associates presented the revised schematic design to the Committee. He identified the existing and proposed structures on the site plan and explained that the project entailed relocating and rebuilding the clubhouse, driving range, cart house, maintenance shed as well as adding a concession stand and First Tee training center. The project also entails reconfiguring and regrading the course contours with substantial work to be performed on the 13th and 18th greens. He noted that the landscaping proposal includes a major reforestation component as the majority of the existing Monterey cypress trees had reached the end of their 70 year old life cycle and required replacing. Additional landscaping features will include a new entry gate which has been designed to create a more formal point of arrival. As per the previous presentation, the clubhouse will be built closer to the parking area with the front facade flanked by a gracious approach. While this will require pushing the clubhouse back from the entrance, the access road to the facility will remain the same. Additional parking areas will include handicapped spaces in front and behind the clubhouse. Clubhouse materials pallet includes vanilla stucco, red roof tile and glass window facade. Tiles may be salvaged from the roof of the existing structure in order to give the new structure a sense of character. The administration wing will be located on the southern elevation. The western elevation will look out onto the 18th green and will accommodate the greater volume of the dining area, as well as part of the pro-shop and administration areas. The northern side accommodates the remainder of the dining room and provides dramatic views out onto the 9th green. The eastern side accesses the service entry and rear of the kitchen. Mr. Stahl presented a model of the redevelopment depicting the relationship between the clubhouse, the additional structures and re-graded course. The model indicated that the cart house had been relocated from underneath the facility to an area immediately adjacent. Mr. Stahl explained that the move had been made in view of potential conflicts with proposed below grade amenities. The new cart house will be a simple structure with roll up doors and will utilize similar materials and forms as the clubhouse. The maintenance shed will be moved out to the property line, facing east onto Lake Merced Boulevard within an existing clearing of trees with additional planting to help with screening. The shed consists of a simple metal clad structure with a small CMU staff training room and a roof that includes light monitors and a deep over hang. The driving range will be replaced and relocated to an area within close proximity to the clubhouse and entrance. Its capacity will be expanded to 50 stalls housed in two levels. He explained that the goal had been to maximize programming with minimal visual impact and that the resulting design includes a simple steel construction with basket weave screening. The new First Tee youth training center consists of a small 1000 sq. ft structure located within easy access to the current driving range. This facility includes an instruction space, information desk, restrooms and office. The instruction area will be enclosed within a glass bay. The facade will feature a clock tower. The county store/ concession stand will be adjacent to the 13th

fairway and includes restrooms and a small cafe. The store's style will combine the clubhouse's stucco vernacular with the industrial character of the maintenance shed. The new main entry to the golf course has been designed to provide greater security at night while also helping promote a stronger visual identity for the course. The existing chain link fence will be replaced with a low stone garden wall. Ornamental pillars with integral light fixtures will flank the driveway and pedestrian gates.

The meeting was opened to public testimony.

Nancy Corrs, representative of the Harding Park Women's Golf Club asked if the clubhouse interior included an area for club member's meetings.

Mr. Stahl replied that Arnold Palmer had agreed that the banquet rooms could double as meeting rooms when functions were not in place. He said that the exact programming was yet to be determined, and added that the offices may also be considered as a meeting spaces.

Jacqui Fong, Project Manager, Recreation and Park confirmed that the developer had agreed to provide a flexible meeting space for these types of meetings. She stated that the scheduling would be posted in advance of opening the new facility.

Mr. Francis McCall, representative of Friends of Muni Golf asked why it was necessary to relocate the clubhouse.

Mr. Stahl explained as the design developed in consultation with Recreation and Park and Arnold Palmer Golf it had become apparent that operations for special events could be improved by relocating the clubhouse further along the access road. He noted that the current aim was to improve views to the lake by lifting the building above grade avoiding the complications of below grade construction.

Mr. Joseph Greenwall asked if the funds allocated to upgrading the clubhouse would compromise the amount devoted to improving the playing field. He also asked if the cart house was not being build below grade because of cost cutting issues.

Chris Hamill, Project Manager, Arnold Palmer Golf reported that these construction changes were not cost related. He stated that the extensive underground work proposed by PUC had seriously impacted the feasibility of locating the cart house under the clubhouse.

Mr. Harmon was concerned that the lights from the driving range may attract bird life.

Mr. Stahl replied that the site conditions will not be any different than those currently present on the street.

Commissioner Cochran stated that the changes to the design had resulted in a more unified series of units. However she was concerned that the changes to the building's vernacular had created a charmless, sterile and generic design and emphasized the need to create visual interest. She noted that while the site plan was thoughtfully considered, the buildings lacked any degree of interest and detail. She noted that the club house's roof line created an awkward hard edge.

Mr. Stahl replied that they would add a copper detail to the area between the roof and the stucco siding.

Commissioner Cochran stated that the circular entry in the previous design made a more artistic statement and that she would prefer to see some of these more dramatic elements return to the design. She suggested that the entry gate required further study and that the ornamentation at the top of the columns was too simplistic and lacked proportion.

Commissioner Meyer agreed that the building had been reduced to something completely bland and non-controversial. He stated that he would be more comfortable with the approval if the bell tower and archway could be reconfigured into the current proposal.

Mr. Stahl explained that the architects had made a semantic shift between the Mission revival design and a modern building with Mission influences. He agreed that the new design was a more rational, conservative approach.

Commissioner Meyer said it was critical that the northern elevation be enhanced to create a grander entry statement. He added that he would prefer to see a tiled roof on the smaller accessory buildings rather than metal. He asked for clarification of the entry light fixtures and said that he was uncomfortable with the cruciform ornamentation as it could be read within a religious context.

Mr. Stahl replied that the lights were intended to understood as glass volumes within a metal frame and that this was not completely apparent in the rendering. He suggested that cast or slumped glass could be sculpted into an interesting form.

Commissioner Meyer asked about the screening material specified for the driving range.

Mr. Stahl replied that the driving range would be wrapped with interwoven durable PVC mesh similar to tennis court screening material.

Ms Cochran asked about the shape of the driving range roof.

Mr. Stahl replied that a flat roof would minimize the structure's presence.

Commissioner Meyer was concerned that the material would quickly sag from day to day wear and tear. He asked if the design included a vertical support system.

Mr. Stall said that the screen would be out of arms reach.

Commissioner Meyer cautioned that it could still be wind damaged and recommended specifying a metal mesh that would offer more support. He also suggested continuing the clubhouse's stucco design detail through to the driving range and cart house as they were all within close proximity and should have the same design vernacular.

Mr. Stahl replied that the only opportunity to apply stucco to the driving range would be at the entry. He noted that a formal entry may be eliminated to accommodate the ball handling area.

Commissioner Meyer stated that it was still part of the principal group of buildings and therefore should receive the same treatment.

Commissioner Cochran stated that a sample of the material used to screen the driving range should be presented to the Committee before it could be approved. She also stated that she was unable to approve the club house, cart house or driving range without modifications to the current design. She stated that she found the northern facade of the club house particularly problematic and that it would be much improved by additional depth and detail. She asked to see the clock tower removed from the side of the First Tee building.

Mr. Stahl agreed to remove the clock. He then suggested that the Commissioners could consider approving the maintenance shed and country store and first tee building, while the other structures could be redesigned and presented at a later date.

Commissioner Meyer added that he would like to see the geometry of the cart house reoriented towards the clubhouse.

Mr. Stahl agreed that this would improve the spatial relationship.

In view of there being insufficient Committee members present to form a quorum, Commissioners Cochran and Meyer agreed to recommend the the accessory structures for approval under Committee reports at the August Full Committee meeting. The approval was granted on the condition that the metal roof be replaced with red tile.

II. **Adjournment**

The meeting concluded at 4:00 p.m.

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TOP

vision Date: 090600

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN COMMITTEE

RESCHEDULED SPECIAL MEETING

Monday, September 11, 2000

1:30 p.m.

25 Van Ness Avenue, Suite 70

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **JUVENILE HALL REPLACEMENT PROJECT**
INFORMATIONAL PRESENTATION & POSSIBLE MOTION FOR PHASE 1
Mark Ryan, Project Architect, Design Partnerships
Chris Bigelow, Project Manager, DPW BOA
Gary Hoy, Project Manager, DPW BOA

II. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN COMMITTEE

SPECIAL MONTHLY MEETING

Monday, September 12, 2000

2:00 p.m.

25 Van Ness Ave, Suite 240

San Francisco 94102

Notices

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ens Ave; Ste 240, San Francisco CA 94102 during regular business hours. Tel: 252 3214.

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OCT - 2 2000

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Minutes

The meeting commenced at 2:10 p.m.

I. **Role Call:**

Commissioners present: Stanlee Gatti, Rod Freebairn-Smith, Andrea Cochran
Commissioners absent: William Meyer
Staff present: Nancy Gonchar, Susan Gray

II. **Juvenile Hall Replacement Project**
Informational Presentation with Possible Motion for Phase 1

Ms. Gonchar opened the meeting and introduced the design team to the Committee.

Chris Bigelow, Project Manager, DPW BOA explained that the project was a joint venture implemented by the Mayor's Juvenile Probation Council and the Juvenile Probation Department. He provided a site plan of the current facility and explained that the scope of work involved replacing most of the existing site components. The most significant part of the improvements will include increasing the size of the housing units from 132 beds to 150, building new visitation spaces and introducing a new central public entry. He noted that the courts and administrative buildings will remain relatively unchanged. Mr. Bigelow reported that an artist team had been selected and that they were working collaboratively with the design team on an integrated artworks program. He reported that the team were considering the redesign of the entry space as a key feature within their proposal. Mr. Bigelow explained that the facility's replacement will require two stages of construction. The first stage will involve the temporary relocation of some operations to elsewhere on the site, while building is in progress. The second stage will involve exterior site developments and landscaping improvements. The estimated construction cost will be $37 million, with $15 million provided by a Federal grant administered by the Board of Corrections. The balance of $22 million will be provided by the City. The project will be presented for Phase 2 Civic Design approval in January of 2001. Construction will commence in November 2001 and will be completed by 2003. Mr. Bigelow concluded his comments by stating that the project will be presented to the community on September 13.

Mark Ryan, Project Architect, Design Partnerships presented the schematic design to the Committee. He said that the project's most critical design challenge was to build the new facilities while maintaining existing secure operations on location. He explained that the site had a steep north to south elevation and that most of this grading would remain unchanged. He then identified the following design objectives that were established by Criminal Justice Council and the Juvenile Probation Department:

1. Maintain and create a safe and secure environment with layered security zones
2. Create a helpful and welcoming entry environment
3. Communicate themes of rejuvenation and rehabilitation throughout the facility
4. Comply with all necessary regulatory codes.

He explained that the existing public entries will remain on Woodside but will be reconfigured into a central main entry. This entry will serve the public areas such as the administration, courts, visitation, and chapel. All the secure operations will be relocated behind the public access area. This restricted area will include the intake assessment area, mental health clinic, administration, central control, medical center, infirmary, 24 housing units, education, gymnasium, kitchen, vehicular entry, delivery and sally port areas.

Commissioner Gatti asked if the new facility provided any opportunity for co-ed interaction.

Mr. Ryan replied that they will be implementing a central corridor circulation plan that will offer restricted interaction between the divided groups of boys and girls, however there may be opportunities for the youth housed in the general population units to interact in the school rooms and the gym. He stated that in the interests of safety, girl / boy interaction was not permitted between high security residents. He stated that while they had considered alternative circulation plans, sequencing of activity zones according to function had proven the most effective way to control the groups.

Commissioner Freebairn-Smith arrived at 2:10 p.m.

Mr. Ryan continued the presentation and stated that they had tried to integrate the new structures into the hillside, as the new buildings had to provide minimal visual impact to the adjacent neighborhood. He noted that the recreational zone would help provide a buffer between the housing units and adjoining properties.

Commissioner Cochran asked how lower level elevations would be minimized

Mr. Ryan replied that the buildings will be slightly higher than those depicted in the renderings. He explained that the first level would subtly step up the slope which would help maintain circulation.

Commissioner Gatti asked about the new hardscape's relationship to the existing landscape.

Mr. Ryan replied that the impact would be minimal. He explained that they intended to cut into the slope in order to accommodate the infirmary and staff administration area. He continued to explain that the housing units would be built as a single story but will also be tiered up the slope Mr. Ryan noted that while it would be preferable to plant a dense screen around the facility, security requirements required open landscaping

Commissioner Gatti agreed that this was the best way to maximize the square footage without impacting the site conditions.

Mr. Ryan explained each building's orientation. He proposed placing the housing units on a north to south axis which will maximize the amount of daylight flowing into the rooms. The chapel will have an integrated light monitor which will feature some form of artist's embellishment, with the staff offices and visitation areas extending from the chapel. He stated that they aimed to create an open space adjacent to the library and to allow views or natural light into the school rooms.

Commissioner Freebairn-Smith complimented the design team on their research and comprehensive submittal package.

Commissioner Cochran asked for further explanation of the divisions in the general population.

Kimiko Burton Cruz, Director, Juvenile Probation Council explained that while the housing unit's sleeping areas will be single sex there may be the opportunity to house mixed groups within the same unit. She stated that in some cases it may be appropriate to house young boys with older more responsible girls. She said that there would be strict segregation from boys who were sex offenders. She noted that it was important to try and socialize the youth wherever possible to help improve their social skills. She concluded her comments by stating that any mixed groups will require constant and careful surveillance.

Mr. Ryan stated that the intake area involved a three to five day assessment process, which required housing the youth within an area close to the assessment services.

Andrea Cochran asked about the average detention time

Ms. Burton Cruz replied that it was 13 days. However, the time could range from less than a week to several months depending on the complexity of the case.

Mr. Ryan stated that the design needed to cater to a very mobile population.

Commissioner Gatti complimented the architects on the design.

Commissioner Freebairn-Smith stated that the project was beautifully presented and that the design was a sensitive response to the programmatic needs. He underscored the need to create a facility that did not look severe or imposing. Commissioner Freebairn-Smith also stressed the need to resolve all site planning issues with the community in the adjacent residential areas before proceeding with the next stage of the design, and concluded his comments by stating that the landscaping would require special attention.

Mr. Ryan agreed that every effort had to be made to create a more comfortable and positive environment. He noted that the new entry would help promote a more positive public image for the facility. He reported that the landscaping issues would be difficult to resolve as the secure area needed to be kept open in order to remain secure. He suggested heavy planting around the exterior of the fence to help with screening.

Motion: to approve the Juvenile Hall Replacement Project, Phase 1

Motion: Commissioner Cochran
Vote: Unanimous

III. **Adjournment**
The meeting concluded at 2:40 p.m.

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CIVIC DESIGN COMMITTEE

REGULAR MONTHLY MEETING

Monday September 18, 2000

3:00 p.m.

25 Van Ness Avenue, Suite 70

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

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I. **HARDING PARK GOLF COURSE CLUBHOUSE, DRIVING RANGE & CARTHOUSE PHASE 1**
(Phase 1 accessory structures approved 08/28/00)
Chris Hamill, Director of Development, Arnold Palmer Golf
Jeff Stahl, Director of Design, Kwan-Henmi Architects

II. **MUNI ISLAIS CREEK INFORMATIONAL PRESENTATION & POSSIBLE MOTION FOR PHASE 1**
(Phase 1 & 2 approved 10/19/98)
John Funghi, Project Manager, Muni
Robin Chaing, Project Architect

III. **SAN FRANCISCO DOWNTOWN SIGNAGE PROGRAM INFORMATIONAL PRESENTATION & POSSIBLE MOTION FOR PHASE 1, 2 & 3**
(Phase 3 approved 1/11/99)
Gary Hoy, Project Manager, DPW BOA

IV. **EUREKA VALLEY RECREATION CENTER ADDITION**

PHASE 1 & 2
(Phase 1 reviewed 5/23/00)
Nelson Szeto, Project Architect, DPW BOA

V. **UNITED NATIONS PLAZA IMPROVEMENTS**
PHASE 1
(Phase 1 approved 7/24/95)
Judy Mosqueda, Project Manager, DPW BOA

VI. **SOUTH EAST WATER POLLUTION CONTROL PLANT**
BUILDING 860 VENTILATION & ODOR IMPROVEMENTS
PHASE 1
Mark Dorian, Project Architect, DPW BOA

VII. **MUNI METRO- EAST FACILITY**
PHASE 2
(Phase 1 approved 04/20/99)
John Fong, Project Manager, MUNI

VIII. **JAPANESE TEA GARDEN**
ADMINISTRATIVE PHASE 3
(Phase 1 & 2 approved 7/15/96)
Kenji Murokami, Project Architect, Murokami & Associates

IX. **MARGARET HAYWOOD PLAYGROUND IMPROVEMENTS**
ADMINISTRATIVE PHASE 3
(Phase 2 approved 02/28/00)
Nelson Szeto, Project Architect, DPW BOA

X. **NEW ELECTRIC TROLLEY COACH FACILITY MODIFICATIONS**
ADMINISTRATIVE PHASE 1, 2 & 3
Lisa Chow, Project Manager, MUNI

XI. **PAC BELL SAFETY RAILINGS**
ADMINISTRATIVE PHASE 3
(Phase 2 approved 12/20/99)
Don Chee, Project Manger, MUNI

XII. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

CIVR

DESIGN COMMITTEE

SPECIAL MONTHLY MEETING

Monday, September 18, 2000

3:00 p.m.

25 Van Ness Ave, Suite 240

San Francisco 94102

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OCT - 2 2000

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Minutes

The meeting commenced at 3:10 p.m.

I. **Role Call:**

Commissioners present: Stanlee Gatti, Rod Freebairn-Smith, Andrea Cochran, William Meyer
Staff present: Richard Newirth, Nancy Gonchar, Susan Gray

II. **Harding Park Golf Course Clubhouse, Driving Range, Carthouse, Entrance Gate and Fence Phase 1**

Nancy Gonchar. Deputy Director Arts Commission introduced the project to the Committee and stated the accessory structures were approved at the project's second Phase 1 review at a special meeting held at the golf course on August 28. The Committee had recommended further study of the main structures which included the clubhouse, driving range, cart house, entrance gate and fence.

Jeff Stahl, Project Architect, Kwan Henmi explained that the proposal had changed in response to Commissioner Cochran's concerns that the design had lost its character and charm and needed stronger features. The design developments focused on creating a stronger unifying visual gesture between the club house and its adjacent structures. The collection of buildings will be reconfigured into a landscaped arc, extending from the driving range to the clubhouse. The cart barn will complete the arc and realigned to a position immediately behind the clubhouse. In keeping with the arc format the driving range will have a slightly curved gesture with the western elevation screened behind a layer of new and existing cypresses and a planted berm. He provided revised drawings of the clubhouse and explained that while the elevations had changed, the basic organization remained the same. He noted that some of the more dramatic features evident in the first proposal had been carried through into the facade revisions. The glass arch entry had been reintroduced to the northern elevation and will overlook the 9th green. The passage created by the arch will continue through the patio and will terminate at the center of the southern facade. The majority of the southern wall will be solid stucco with trellis planting introduced to the eastern half. The dining room area will have a taller volume and will be the only part of the clubhouse with a tiled roof. The cart house will face the access road and will feature barn doors on the front elevation. The southern elevation will feature a solid stucco wall in keeping with that of the clubhouse. The cart house roof will be tiled. The eastern and western sides of the driving range will be constructed from woven mesh supported at regular interval by stucco covered piers. The ends of the structure will be anchored by enclosed staircases. The entrance gate will be more traditional and will be flanked by battered columns topped with lantern style light fixtures.

Commissioner Gatti asked why the gate in the previous design had been withdrawn from the proposal.

Mr. Stahl explained that the Commissioners were concerned that the cross ornamentation could suggest a religious association.

Commissioner Gatti complemented the design team on their presentation. He was prepared to approve the project but would prefer to see a more interesting, significant and modern entry statement.

Commissioner Freebairn-Smith noted that the application of the curvilinear form to the site plan had created a more coherent design. He asked about the location of the additional cypress trees.

Mr. Stahl replied that they would be planted at regular intervals along the berm. The line will gradually break up as it approached the patches of trees located at either end of the structure.

Commissioner Freebairn-Smith was still concerned that the group of structures will be stylistically confused, and although the elevations contained a number of differing design elements the massing needed to create a more traditional silhouette. He asked if the gate would provide adequate truck clearance and how it would be left opened.

Mr. Stahl replied that the gate will be three feet high and that there were no overhead clearance problems. The opening would be mechanized.

Commissioner Freebairn-Smith stated that he would prefer to see the cart house positioned under the clubhouse. However he noted that the revised design had the potential to work compositionally. He commented that he was concerned that the gap between the clubhouse and the cart house may be misinterpreted as a portal.

Mr. Stahl replied that he would consider moving the edge of the cart house further towards the clubhouse.

Commissioner Cochran asked about the spacing between the trees that were screening the driving range, and was particularly concerned about the planting around the parking lot.

Mr. Stahl replied that the planting could be made more solid.

Commissioner Cochran noted that the buildings were considerably improved. She was particularly pleased with the modifications to the cart house facade and the parapet additions to the clubhouse. She preferred to see the proportions used with the original archway and asked for more information about the design detail.

Mr. Stahl replied that the arch would be recessed 10-12 inches and that a wooden grill would be placed over it.

Commissioner Cochran suggested that it would be preferable to see the trellis located on the southern elevation as a free standing structure.

Commissioner Gatti stated that it could be interesting to have the free standing columns aligned with the piers and extending up into the cantilever.

Mr. Stahl stated that the columns were made out of plaster with the trellis laid out over the piers. He said that this treatment could be featured at the corners of the dining room as well.

Commissioner Cochran asked about the treatment of the plaza.

Mr. Stahl replied that planting would occur in the foreground.

Commissioner Meyer stated that the design was much improved and more coherent. He especially liked the sweep of the driving range. He was concerned about the gabled roof and suggested that a barrel bolt approach would be more successful. He expressed continued concern about the mesh screening.

Mr. Stahl replied that he was confident that they would be able to devise a sturdy hanging system.

Commissioner Meyer stated that it would be preferable to see the orbs and rectilinear geometry as detailed in the original gate, but without the crisscross motif. He stated that the gate should be more modern and monumental.

Mr. Stahl stated that the existing gate on Skyline Boulevard was the principal entry statement and that he was more comfortable with a scaled down gesture for the new gate.

Commissioner Gatti stressed that the gate would look more impressive on a grander scale. He asked for further information about the glass surrounding the fixtures.

Mr. Stahl replied that it was an ornamental glass box.

Commissioner Cochran also disliked the gate's proportion and detail.

Commissioner Freebairn-Smith asked if the project would include directional signage.

Chris Hamil, Project Manager, Arnold Palmer Golf replied that it may.

Motion to approve the Harding Park Golf Course Clubhouse, Driving Range, Carthouse, Entry Gate and Fence, Phase 1

Motion: Freebairn-Smith
Vote for Freebairn-Smith, Gatti. Meyer
Vote against: Cochran

III. **MUNI Islais Creek**
Information Presentation and Possible Motion for Phase 1

Ms. Gonchar introduced the project to the Committee and explained that the project had been brought back for Phase 1 approval as the design had changed significantly from the proposal approved by the Committee in October 1998.

John Funghi, Project Manger, Muni presented the project to the Committee and explained that the design team included Robin Chaing, Project Architect, Jacque Keller, Landscape Architect and John Thomson, Project Engineer. He explained that they had spent the last two years refining the design in response to BCDC recommendations. He stated that the most significant changes to the design included a more generous public entry, greater access to the shoreline and further integration of the artwork into the landscape.

Mr. Chaing stated that BCDC had supported Commissioner Freebairn-Smith's earlier comments relative to increased public access to the adjacent shoreline and that MUNI had responded to the design recommendations. The facility will be divided into two buildings. The main building consists of two levels, with administrative and dispatch offices on the upper level and repair bays accommodated below. The smaller ancillary building will be used for washing cars, refueling and collecting fare boxes. The lobby of the main building will include a public access area and displays about the community's industrial history. Mr. Chaing explained that the building will have a north to south orientation that will work in conjunction with a system of skylights.

Ms. Keller described the landscaping elements. She stated that they had emphasized the historical context and will integrate found objects relative to the area's maritime heritage into the site. She reported that the artwork was a key element in the landscaping plan and that it consisted of a skeletal ship structure. The form will flank a trail that meanders around the water's edge. Other features will include grassy mounds and undulating keystone paths which will help compensated for grade changes and will help prevent skateboarding. She noted that the pathways will connect bike riders with the City's existing bay trail. The landscaping plan will emphasize native plants.

Nina Dunbar, Project Manager, Public Art Program described project artist Nobuho Nagaswa's design to the Committee. She stated that the artist had worked closely with landscape architect Jeffery Brown and the Friends of Islais Creek. She reported that the artwork was still in design development and that it will commemorate the local industry of ship building. She noted that the ship structure was an abstracted reference to the liberty ship the "Jeremiah O'Brian", and that a sophisticated system of cables and masts will be used to suggest the hull, masts and sails.

Commission Meyer noted that Mr. Chaing had submitted two options for the massing. He approved of the corrugated metal skin treatment and stated that the selection of pre-engineered structures will suit the site's industrial vernacular. He preferred the second option which included north facing saw-tooth windows over a gabled roof. Commission Meyer concluded his comments by stating his concern that the building was not responding to the drama articulated in the artwork.

Commissioner Cochran agreed that the building needed to be as powerful as the imagery in the artwork, and suggested that the nautilus shape and mast elements in the landscaping plan could be extended into the building.

Ms. Dunbar stated that the project presented the unusual circumstance where the artist had developed their proposal prior to the architect's work on the design.

Commissioner Cochran preferred the first drawing in the submittal.

Commissioner Freebairn-Smith was pleased with the designer's response to his earlier remarks, and stated that the design was much improved and that the issues had been treated intelligently and with sensitivity. He spoke about the project's relationship to Cesar Chavez and suggested that the situation would be much improved if there was a better connection between the creek and the freeway. However he noted that this was a site planning issue beyond the objectives of the Committee. He concluded his comments by recommending more effective screening of the parking area.

Commissioner Gatti also favored the industrial look of the prefabricated units and stated that they would relate well to the art piece. He approved of the varied levels in the landscaping plan and the transition between hardscape and softscape. He also liked the way that historical markers had been integrated into the plan.

Commissioner Freebairn-Smith asked about location of the wash structure.

Mr. Thomson replied that it was determined by the organizational flow and site constraints. He underscored that the

restricted amount of space allowed little flexibility in the design.

Commissioner Freebairn-Smith suggested that the wash building's awkward geometry could be overcome by employing a trapezoidal geometry.

Commissioner Meyer stated that the main building's massing needed to be further refined and that its southern end should relate to the artwork more closely.

The Committee agreed.

Mr. Funghi agreed to revise the design and to bring the project back for joint phase 1 & 2 approval at a latter date.

IV. **San Francisco Downtown Pedestrian Signage Program**
Informational Presentation and Possible Motion for Phase 1,2 & 3

Ms. Gonchar introduced the project to the Committee and explained that phase 3 was approved by the Committee in November 1999. She stated that funding issues had dictated a significant change in the design which involved a prefabricated unit. She noted that Civic Design staff had conducted a preliminary review of the proposal.

Chris Bigelow, Project Manager, BOA DPW presented the revised design to the Committee. He provided a brief explanation of the project's history. The scope of the project was to develop a way finding system that could be used citywide. The first area to be focused upon included the 30 blocks bounded by Union Square, Civic Center and Yerba Buena Gardens. He explained that the design revisions were made in response to the costs associated with implementing a highly sophisticated custom made design. The design alternative consisted of a cheaper, more manageable and maintainable information system called ARCUS which is manufactured by Cornelius. He reported that the system had been used successfully throughout the US and Europe. The ARCUS system involves a family of interchangeable aluminum units with numerous mounting and graphics options. The surfaces could receive either screen printed or powder coated treatments. He proposed installing the units in the 30 block area that was previously identified to the Committee. He stated that DPW would maintain the signs. He provided a demonstration of how the components fitted together and how the maps would be installed. He noted that it is possible to separate the volumes and redirect the form towards their destination and that the central pole could be protected by a base plate.

Ms. Gonchar asked about the color selection.

Mr. Bigelow suggested using the dark blue and gold pallet previously approved by the Committee.

Commissioner Freebairn-Smith asked if the talking sign technology was still considered part of the scope of work.

Mr. Bigelow replied that it had been removed because of a lack of readily available technology.

Commissioner Cochran was concerned that people would trip over the base plate.

Mr. Bigelow assured the Committee that the design met all standard safety and ADA requirements.

The Committee asked about the revised costs.

Mr. Bigelow explained that costs were reduced considerably by eliminating the power supply that was required by the talking sign and illuminated components.

Commissioner Freebairn-Smith described the original SOM design proposal as innovative and unique and was disappointed that it could not be implemented. He was concerned that the revised proposal would not be able to withstand graffiti and vandalism. He asked which city agency would be responsible for maintenance.

Mr. Bigelow replied that DPW would be responsible for the entire maintenance program and reported that the product had proven successful in similar urban environments.

Commissioner Freebairn-Smith asked if they had considered developing a proposal with Decaux, as they had successfully provided similar services for the City in exchange for advertising.

Mr. Bigelow replied that the funding precluded advertising.

Commissioner Meyer asked if the blue will be the same color as the light poles on Market Street, and said that another color scheme could provide a more interesting contrast.

Mr. Bigelow stressed the need to provide a consistent color scheme that was immediately distinguishable to pedestrians.

Commissioner Gatti agreed that is was disappointing not to see the SOM proposal carried through to completion. He was satisfied with the revised unit's modern design, however he was concerned that it would not be able to be distinguished from that of any other City. He agreed that it made sense to use the selection of colors previously approved by the Committee. He noted that he would consider using another shade of blue, providing it was a different blue to the poles on the Embarcadero. He asked if the dimensions were variable.

Mr. Bigelow replied that they were.

Commissioner Freebairn-Smith asked if other City departments had endorsed the product.
Stephen Shotland, Planning, stated that the program would meet all the City standards and that it was an affordable design that had the potential to be implemented throughout the City.

Commissioner Cochran asked if they had considered any other alternatives.

Mr. Bigelow replied that there was a cheaper system under consideration that had been implemented in Philadelphia. The units consisted of a series of poles and clamps and since it was less expensive it could be implemented over a larger area. However, as it was more generic and less attractive.

Commissioner Gatti stated that Decaux had developed several directional signage systems
.
Mr. Bigelow replied that any Decaux products were automatically excluded as the grant funds could not be applied to any design with integral advertising. He stated that most of the grant's research funds had already been spent on developing the SOM proposal. However there were sufficient funds left to introduce this system as a pilot project. He stressed that there were no other City revenues available to research an alternate product. He noted that if the City chose not to implement the current proposal they would have to return the funds to the granting agency. He agreed that the proposal was not as sophisticated as the SOM design, however it was simple, cost effective and user friendly.

Commissioner Gatti asked about the type of information to be included at each location.

Mr. Bigelow replied that the specifics would be determined after assessing the results of the pilot project.

Commissioner Gatti noted that SOM had provided a complete package, and that the system originally under consideration was similar to a Norman Foster project in London. He asked about the proposed width of the central pole.

Mr. Bigelow replied that it was a 3 inch wide aluminum pole and that there was the option for a solid base extending down to grade. However, this could become an attractive skateboarding nuisance.

Commissioner Meyer asked about the finish.

Mr. Bigelow replied that it would be powder coated.

Commissioner Freebairn Smith asked about the mapping system.

Mr. Bigelow said that this was yet to be determined and that they had the choice of either screen printing the map directly onto the surface, or installing printed reproductions behind a Plexiglas screen. He noted that the latter had the advantage of being updated and replaced, cheaply and easily.

Commissioner Gatti suggested using a different color system for each district.

Mr. Bigelow urged the Committee to settle on a set color scheme that could be used city wide.

The Committee agreed to approve the project on the condition that the structure is solid blue with gold text, with the blue carried through to the base plate.

Motion: to approve the San Francisco Downtown Pedestrian Signage Program Informational Presentation and Possible Motion for Phase 1,2 & 3.

Motion: Meyer
Vote for: Meyer, Cochran. Gatti
Vote against: Freebairn-Smith

V. **Eureka Valley Recreation Center Addition Phase 1 & 2**

Ms. Gonchar revised the minutes from the project's previous approval in May and stated that Commissioner Meyer was bothered with the slope of the roof, and recommended that the additions be in keeping with the rest of the facility.

Don Alameida, Project Architect, DPW BOA, reported that he only design change was to increase the slope of the roof. He said that the rest of the proposal, colors and materials were in keeping with the existing building's 60's style architecture. He presented a computer rendering of the proposal that indicated the additional structure.

Commissioner Freebairn-Smith asked if there was community support for the project.

Mr. Alameida replied that they had agreed to the floor plan and were happy with the proposal.

Motion to approve the Eureka Valley Recreation Center Addition, Phase 1 & 2.
Motion: Freebairn-Smith
Vote: Unanimous

VI. **United Nations Plaza**
Phase 1

Judy Mosqueda, Project Manager, DPW BOE presented the project to the Committee. She explained that the project was funded by a grant designed to increase pedestrian use of the site, to increase safety levels and to provide better orientation. She noted that United Nation's Plaza was difficult to address since it was built in 1970 and was subject to historic location preservation standards. The public had contributed to the concept development through studies conducted by the SFRA. Ms. Mosqueda concluded her opening remarks by stating that the $3000 of art enrichment generated by the project will be redirected to another location.

John Thomas, Landscape Architect, DPW BOE stated that the Farmer's Market that is held regularly on the site had provided the inspiration for the planting plan. The new gardens will be contained in square planters and with plants in band of colors to reference the rainbow flag. The planters will be protected by a 2 1/2 ft high fence which will be based on a simple cross brace design with an emblem at the intersecting area. He noted that the lighting around the plaza's perimeter presented the greatest problems. The additional lighting will include a simple globe previously approved by the Historic Preservation Review. The new light fixtures will provide a contrast to the existing square granite columns in the central promenade. Mr. Thomas presented the planting plan.

Commissioner Cochran reviewed the plan and stated that some of the species would suffer in this type of environment. She asked for further information about the site's historic status.

Mr. Thomas replied that the original project was installed in the 1970's and that any additional features needed to be consistent with the existing design conditions.

Commissioner Gatti stated that the project could be better defined by the planting program. He appreciated the reference to the Farmer's Market, however San Francisco needed gardens that were more formal and elegant and that this type of application would be better suited to another location.

Commission Cochran shared his concerns and suggested more formal plant choice that did not die back periodically. She noted that planting combinations were another important consideration.

Commissioner Freebairn-Smith approved of the planting reference to the rainbow flag design in concept but was concerned that it would be imperceptible.

Mr. Thomas replied that he would research plant types and growth patterns.

Commissioner Gatti was concerned that the flag would be inappropriate for this location.

Commissioner Cochran was also concerned that the lights possessed a more Beaux Arts than 1970's quality

Mr. Thomas stated that all the existing pedestrian scale lights needed to be replaced.

Commissioner Meyer cautioned that the fence would do little to keep people out.

Commissioner Freebairn-Smith agreed and described the fence's design as more Roman Revival than 1970's, and stated his general dislike of fences in public areas. He noted that the site's fountain and existing trees had suffered terrible abuse and was concerned that the fence's simple cross beams would also be damaged.

Ms Mosque stated that the chemicals used to treat the fountain had impacted the growth of the surrounding trees.

Commissioner Gatti suggested dramatic lighting elements. He was also uncomfortable with the plant materials.

Commissioner Freebairn-Smith asked if the planters would be irrigated.

Mr. Thomas replied that the existing system could be adapted with some minor modifications.

Motion to approve United Nations Plaza, Phase 1 with the exclusion of the planting plan.

Motion: Freebairn-Smith
Vote for: Freebairn-Smith, Gatti
Vote against: Meyer, Cochran

Commissioner Meyer left the meeting at 5:45.

The Committee discussed how the proposal could be improved.

Commissioner Cochran thought that both the lights and fence were ill suited to the location. She asked if they were able to adopt the design of the existing lights in the promenade.

Mr. Thomas replied that the new lights were chosen because of their simple geometry and that the existing lights had a limited public appeal.

Commissioners Gatti and Cochran agreed that the project should contain a more interesting light fixture.

Ms. Mosqueda explained that the historic preservation standards gave the lighting limited choices. She stressed the need to protect the planter beds and that the fence seemed the most practical way to do so.

The design team agreed to revise the proposal and return to the Committee at a latter date.

VII. **South East Water Pollution Control Plant**
Building 860 Ventilation and Odor Improvements
Phase 1

Barry Pearl, Planner PUC introduced the project to the Committee and explained that it involved an expansion to the existing facility. He reported that the art enrichment funds generated by the project were being redirected to a fund for another project on site.

Mark Dorian, Project Architect, DPW BOA explained that the modifications involved an extension to the existing sludge cake storage building. He noted that the project would better serve the community as the new enclosure around the sludge truck hauling area will significantly reduce odors spreading from the facility. The one story horizontal addition will be in keeping with the existing structure.

As the project was relatively small and uncomplicated the Committee agreed to approve Phase 1, with Phase 2 & 3 recommended to the Full Commission for approval under Committee Reports.

Motion to approve the South East Water Pollution Control Plant
Building 860 Ventilation and Odor Improvements
Phase 1

Motion: Freebairn-Smith
Vote: Unanimous

VIII. **MUNI Metro East Facility**
Phase 2

Ms. Gonchar introduced the project and stated that Phase 1 approval had been granted in April 1999.

John Fong, Project Manager, Muni provided a brief description of the location and explained that the design had developed in response to the Commissioner's comments at the last review. He reported that there were no changes to the building's massing and general architectural expression. He noted that the community had responded positively to the project.

Rod Henmi, Project Architect , Kwan Henmi and Associates provided a brief summary of the scope of work and reported that the only changes involved switching the siding system over to vertical panels He stated that the building skin would be light silver, making it similar in appearance to the Yerba Buena Center for the Arts Performance Building. The accent color will be light blue. He noted that the change was relative to concerns about water retention in between the joints. In addition, the precast concrete will be changed to concrete masonry blocks as a cost saving measure. The CMU will be dark charcoal in color. Colored bands will be integrated into the car park asphalt. This will add a decorative element while assisting with traffic flow. All the glass will be clear excepting the Arctic Blue tinted glass used for the art work in the stair wells. Fences will be installed on four sides and will be constructed from charcoal gray wrought iron with a curved top. Street trees will be planted around the facility excluding Cesar Chavez which is narrower and will feature a planted strip instead. He produced a model of the proposed facility and identified the location of the public artwork.

Ms. Gonchar described the artwork designed by Anita Margrill and Nobuho Nagasawa and explained that it consisted of two glass curtain walls with imagery based on actual MUNI archival blueprints. The images will be either painted or etched onto the glass.

Commissioner Freebairn-Smith stated that the project was beautifully presented. He spoke about the need for Bay frontage improvements and how Cesar Chavez should be treated as a logical corridor onto the Bay. He asked about BCDC's involvement in the project.

Roger Wong, Project Architect, DPW BOA replied that the project was outside of BCDC's jurisdiction. He noted that there was master concept plan in place to create a cul de sac at the end of Cesar Chavez.

Commissioner Cochran complimented the design team for their effort. She noted that the materials were well chosen.

She suggested reviewing the street tress with the Friends of the Urban Forrest. She noted that the Carrotwood trees may not be appropriate for the location. However the Mellaucca and pepper trees were good choices.

Motion to approve the MUNI Metro East Facility, Phase 2

Motion: Cochran
Vote: Unanimous

IX. **Japanese Tea Garden**
Administrative Phase 3

Motion to approve the Japanese Tea Garden, Phase 3
Motion: Gatti
Vote: Unanimous

X. **Margaret Haywood Playground Improvements**
Administrative Phase 3

Motion to approve the Margaret Haywood Playground Improvements, Phase 3
Motion: Freebairn-Smith
Vote: Unanimous

XI. **New Electric Trolley Coach Facility Modifications**
Administrative Phase 1, 2 & 3

Motion to approve the New Electric Trolley Coach Facility Modifications, Phase 1, 2 & 3
Motion: Freebairn-Smith
Vote: Unanimous

XII. **Pac Bell Park MUNI Safety Railings**
Administrative Phase 3

Motion to approve the Pac Bell Park MUNI Safety Railings
Motion: Gatti
Vote: Unanimous

XIII. **Adjournment**
The meting concluded at 6:45 p.m.

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday October 16, 2000

3:00 p.m.

BOA Main Conference Room

30 Van Ness Ave Suite, Suite 4100

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours. Email susan_gray@ci.sf.ca.us

THE FOLLOWING ITEMS ARE SUBJECT TO DISCUSSION AND POSSIBLE ACTION WHICH MAY INCLUDE: MOTIONS OF RECOMMENDATION TO APPROVE PHASE(S) UNDER REVIEW OR A COMBINATION OF PHASE(S), RECOMMENDATION TO APPROVE WITH CONTINGENCIES, RECOMMENDATION TO DISAPPROVE, RECOMMENDATION TO DEFER APPROVAL. (PHASE 1 DESIGN CONCEPT; PHASE II DESIGN DEVELOPMENT WITH COLORS AND MATERIALS; PHASE III FINAL APPROVAL).

Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **UNION SQUARE IMPROVEMENTS PROJECT**
FURNISHINGS PHASE 2
OVERALL PLAN PHASE 3
(Phase 2 excluding furnishings approved 4/17/00)
Don Alamaeida, Project Manager, DPW BOA

II. **VISITATION VALLEY CLUB HOUSE**
PHASE 2
(Phase 1 approved 04/17/00)
Don Alamaeida, Project Manager, DPW BOA

III. **ZOO ENTRY VILLAGE**
PHASE 2 & 3
(Phase 1 approved 11/15/99)
Don Alamaeida, Project Manager, DPW BOA

IV. **ZOO PANORAMIC CAFE**
PHASE 2 & 3
(Phase 1 approved 11/15/99)
Don Alamaeida, Project Manager, DPW BOA

V. **CHILDREN'S ZOO & CONTACT YARD**
PHASE 1 & 2
Don Alamaeida, Project Manager, DPW BOA

VI. **ZOO WAREHOUSE & MAINTENANCE FACILITY**
PHASE 2 & 3
(Phase 1 approved 06/19/00)
Don Alamaeida, Project Manager, DPW BOA

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VII. **ZOO LEMUR FORREST EXHIBIT PHASE 1 & 2**
Don Alamaeida, Project Manager, DPW BOA

VIII. **Adjournment**

October 11, 2000

[ACCESSIBILITY INFORMATION | Civic Design Committee Index| Meetings Index]

ACCESSIBILITY INFORMATION

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Full Commission Meetings, and individual Committee Meetings of the Art Commission will be held at 25 Van Ness Avenue, San Francisco, located on the corner of Oak and Van Ness. All meetings are held in Suite 70, basement level, and can be accessed by the two main elevators in the lobby of the building.

Accessible seating for persons with disabilities, including those in wheelchairs, will be available. **Accessible curbside parking** has been designated on Oak Street between Van Ness Avenue and Franklin Street. **Accessible MUNI lines** that serve this location are:

> **J, K, L, M, and N Trains:** stopping at Van Ness and Market, one-half block from the building. **9, 26, and 42 Buses:** serving the area of Van Ness and Market. **Civic Center BART:** located at the intersection of Grove, Hyde, and Market Streets

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

October 16, 2000

3:00 p.m.

BOA Main Conference Room

30 Van Ness Ave Suite, Suite 4100

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Minutes

The meeting commenced at 3:10 p.m.

1. **Role Call:**

   Commissioners present: Rod Freebairn-Smith, Andrea Cochran, William Meyer

   Commissioners absent: Stanlee Gatti,

   Staff present: Richard Newirth, Nancy Gonchar,

   Staff absent: Susan Gray

2. **Union Square Improvements Project**
   Furnishings Phase 2
   Overall Plan Phase 3

Michael Fothingham, Project Architect, Phillips Fotheringham, distributed a booklet describing the site furnishings and plantings for the project. He explained that news racks are not included in the budget.

Linda Mjellum, Co-Chair, Union Square Citizen's Advisory Committee said that once the City enacts the news rack ordinance the City will install the Adshel news racks and all the single news racks will be removed.

Mr. Fothingham continued to present all the elements in the booklet. These included the drinking fountains which would be painted steel to match the buildings and the pottery planters, which have been designed to match the concrete paving. There will be eight large pots, two positioned at each of the four corners of Union Square. There will also be two large pots at the entry steps off Geary. All the pots will be irrigated.

Commissioner Freebairn-Smith was concerned that the pots would be vandalized and that a stock of replacements should be warehoused.

Mr. Fothingham agreed that warehousing some spare pots was a good idea, but was not sure if there would be enough funding. Mr. Fothingham continued to explain that the current palm trees would be relocated to other sites in the City and will be replaced with new palm trees that are of uniform height. He then went on to discuss the Parisian café chairs which are metal with wood slatted seats and backs. The material is abraded stainless steel. Mr. Fothingham pointed out that the trash receptacle included a recycling basket and that it was powdered coated in the color "Runway Silver" to match all the other elements such as the benches and café chairs.

Commissioner Cochran requested a description of the planting plan. Mr. Fothingham presented the paving and planting diagram and explained that the pots would include changing and colorful annuals and perennials, that flax would be planted at the base of the palms.

Commissioner Cochran was unimpressed with the handrail design and suggested that the team explore more interesting options.

Commissioner Freebairn-Smith asked if the surrounding merchants, residents and public were happy with the design.

Ms. Mjellum explained that not everyone was entirely happy, but that most of the interested parties are comfortable with the design.

Both Commissioners Freebairn-Smith and Meyer agreed with Commissioner Cochran that the handrails should receive a special and more interesting design.

Commissioner Freebairn-Smith asked whether budget constraints had impacted the material choices.

Don Alameida, Project Manager, BOA DPW explained that the project was bid out with several alternatives. Base bid included precast concrete and vertical elements in granite; the 1st alternative specified the four corners and middle of the square in granite. (Mr. Alameida considered this the minimum alternative); 2nd alternative, the balance in granite; 3rd alternative added the water feature; 4th alternative clad the

buildings in granite.

Motion to approve Union Square Improvements Project, Furnishings Phase 2 with further study on the handrail to be presented at Phase 3.

Motion: Meyer

Vote: Unanimous

3. **Visitation Valley Clubhouse**
   Phase 2

Project Architect, Andy Maloney, BOA DPW, presented the project materials. The building façade is stucco, which will be hand-worked with tooled edges and no joints. The window and other wood trim will be painted black. Gutters and flashing will be cooper. The roof will be covered with black asphalt shingles.

Commissioners Meyer, Freebairn-Smith and Cochran were pleased with the materials and color selections.

Mr. Maloney said that he was committed to a rich landscape plan and that Recreation and Park was providing all the plant materials.

Motion to approve Visitation Valley Club House, Phase 2

Motion: Meyer

Vote: Unanimous

4. **Zoo Entry Village**
   Phase 2 & 3

5. **Zoo Panorama Cafe**
   Phase 2 & 3

John Atkin, Curator of Zoo Planning and Design provided a brief overview of the zoo project explaining that the zoo was built in the 1930s as part of the WPA with additions in the 1960s and 1980s. The Master Plan was ratified in 1995 with several objectives. The objectives are to make the entrance more accessible; improve visitor orientation; organize the collection to facilitate education regarding conservation; and preserve design integrity by acknowledging the coastal site. Planning and design have achieved these objectives by organizing the exhibits by geographic location, e.g. Africa, Asia, etc., as well as including special zoo exhibits for young children. The service structures would be designed as conventional and functional barns, while the buildings along Zoo Street such as the education building would employ a more formal approach referencing California coastal architecture exemplified by Julia Morgan. The service areas would be isolated in the south and not seen by visitors.

Steven Winkle, Field Paoli Architects presented the Parking Lot, Entry Village and Panorama Café. The Parking Lot has been designed to include a series of mounds with planting and trees. The entry buildings have been designed to blend in with the

trees with materials chosen in keeping with the trees and other vegetation. The buildings are sided with cedar shingles, which will be stained with a treatment to accelerate the natural aging process to brown. Zoo Street will be paved with red brick.

Mr. Winkle presented the new design of the Panorama Café explaining that for budgetary reasons the building was reduced to one-story from two-stories. In the end the designers and Zoo staff found the redesign more appropriate in scale and many of the functions of the building were more effectively realized than in the initial design.

Commissioner Meyer was pleased with the color choices and refinements made to the buildings in the Entry Village complex. Commission Meyer did not like the columns and overhang of the beams on the Panorama Café, preferring the stone columns and felt that the design requires further study.

Mr. Winkle explained that the stone columns were deleted as a cost saving measure.

Commissioner Meyer replied that he liked the robust stone columns in contrast to the fragility of the glass.

Commissioner Cochran agreed that a lot was lost in the redesign of the café. Commissioner Cochran had further questions regarding the height of the mounds in the parking lot and the locations of the trees.

King Leong, landscape architect, of Kenkay Associates clarified that it was 48" box trees, not 48 trees.

Mr. Winkle explained that the existing cypress trees would be retained.

Commissioner Cochran was concerned that the current arrangement of mounds and trees would create a wind tunnel at the gate entry and asked if any wind studies had been done.

Mr. Winkle responded that the Fleishacker Pool building provided the greatest windbreak. They didn't perform formal wind studies but had addressed the issue in a number of ways.

Commissioner Cochran stressed that the effect of the wind needed to be studied sufficiently to avoid a wind tunnel.

Mr. Leong replied that Cypress trees flank Zoo Street and will be trimmed to 6' high. Existing Cypress are higher than this hedge of Cypress which will dissipate the wind, but not eliminate it entirely.

Commissioner Cochran was pleased with the serpentine path but did not like the brick path coming right up to the retaining walls and suggested that some type of edging would make a better transition.

Commissioner Freebairn-Smith agreed with Commissioner Cochran regarding the wind issues and felt that this should be studied further.

John Atkin explained that during the Master Plan process a mathematical study found

that planting several rows of Cypress along the Great Highway and then more sparsely nearing the entrance gate would keep the wind high thus not effecting visitors.

Commissioner Freebairn-Smith was pleased to hear that the public will not see the service areas in the south. He asked how service vehicles would get to the Panorama Café. Mr. Atkin replied that a service road crossed a small public area but that the deliveries would be made to the café before and after hours. Commissioner Freebairn-Smith noted that the richness of the original roof of the Panorama Café was more sculptural and related more closely to Craftsman elements.

Motion to approve the Zoo Entry Village, Phases 2 & 3 .

Motion: Commissioner Meyer

Vote: Unanimous

There was no action on the Panorama Café.

6. **Children's Zoo and Contact Yard**
   Phase 1 & 2

Mr. Atkin presented the Children's' Zoo and explained that the existing Children's Zoo and Contact yard was adjacent to a pond that confines both the kids and the animals without sacrificing visual openness. The new Children's' Zoo will provide for larger farm stock for older kids, as well as providing an area for kids under four. The barn employs muted colors with green stained siding, cooper down spouts and black asphalt shingles for the roof. The accent trim is burgundy with a gray concrete base. The hayloft will be used for storage of hay, which will be hoisted up by a mechanical hoist. Kids will be able to operate the hoist.

Commissioner Meyer asked why there was no windows and natural light.

Mr. Atkin replied that all the stables have Dutch doors and will be open much of the time providing natural light. The barn doors are open all the time so the animals are free to go in and out all day and night.

Commissioner Cochran thought that the building was fine and liked the green stain for the siding but objected to the mauve trim color.

Mr. Atkin said that he would bring a palette of the existing barns within the site lines of the new barn to the next committee meeting.

Motion to approve the Children's Zoo and Contact Yard, Phase 1

Motion: Commissioner Meyer

Vote: Unanimous

7. **Zoo Warehouse & Maintenance Facility**

Phase 2 & 3

Russ Meyer, GEZ Architects Engineers presented the project. He explained that due to funding the administration building had been eliminated. The dormers didn't work with the roof slope and so had been changed. The two dormers are evenly spaced. The roof is gray corrugated cement board. Cement board will also be used for the siding with dark gray for the base and a light beige for the siding above. Gutters, down spouts and flashing will be painted white. As a cost saving measure the building may be shortened resulting in the dormers getting closer. This option is an add alternative.

Commissioner Cochran thought that the materials were very nice and suitable to the building architecture.

Commissioner Meyer also was in favor of the materials and building.

Commissioner Freebairn-Smith agreed regarding the materials but preferred a flatter, more contemporary roof. He expressed concern regarding reductions to the budget.

Mr. Atkin explained that the reallocation of funds to the care of the animals resulted in budget cuts.

Motion to approve the Zoo Warehouse & Maintenance Facility, Phase 2 & 3

Motion: Commissioner Meyer

Vote: Unanimous

8. **Zoo Lemur Forest**
   Phase 1

Mr. Atkin presented the project explaining that the Zoo had one of the largest Lemur exhibits. Lemurs originate in Madagascar and the San Francisco Zoo coordinates the international conservation effort. The Lemur Forest exhibit is a board walk through the trees spanning the distance from the Panorama Café to the upper level of the Primate Discovery Center facility. The Lemurs are contained by a 14-foot wide moat and tall trees with a wire fence with a line of hot wire at the very top. The wood walkway has a copper and metal railing. Mr. Atkin explained that he was not pleased with the materials selection and will return with alternate materials in Phase 2. A concrete block building is sunk underneath a portion of the walkway housing the care and maintenance operations for the Lemur exhibit. The building is designed to be concealed by landscaping.

Commissioner Meyer thought that the design was fine.

Commissioner Freebairn-Smith was concerned that the concrete building would be visible and cautioned the designers to make sure that the building was concealed.

Motion to approve the Zoo Lemur Forest Exhibit, Phase 1

Motion: Commissioner Meyer

Vote: Unanimous

9. **Adjournment**
   The meeting concluded at 5:00 p.m.

Revision Date: 103100

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday November 20, 2000

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **TREAT & 23rd NEW CLUBHOUSE PROJECT**
PHASE 1
Don Alameida DPW BOA

II. **UNITED NATIONS PLAZA IMPROVEMENTS**
PHASE 1 & 2
(Phase 1 reviewed 09/18/00)
Judi Mosqueda, Project Manager, DPW BOE
John Thomas, Landscape Architect , DPW BOE

III. **911 EMERGENCY COMMUNICATIONS CENTER STAGE 3**
PHASE 2
(Phase 1 approved 03/20/00)
Paul Travis, Project Architect, DPW BOA

IV. **ZOO PANORAMIC CAFE**
PHASE 2 & 3
(Phase 1 approved 11/15/99)
(Phase 2 & 3 reviewed 10/16/00)
Don Alameida, Project Manager, DPW BOA

V. **CHILDREN'S ZOO & CONTACT YARD**
PHASE 2 & 3
(Phase 1 approved 10/16/00)
Don Alameida, Project Manager, DPW BOA

VI. **ZOO LEMUR FORREST EXHIBIT**
PHASE 2 & 3

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(Phase 1 approved 10/16/00)
Don Alameida, Project Manager, DPW BOA

VII. **PERFORMING ARTS GARAGE: CAFE ALLEGRO AWNINGS MOTION FOR ADMINISTRATIVE PHASE 1, 2 & 3 APPROVAL**
Rosie Scott, Office Manager, DPT

VIII. **POTRERO HEIGHTS CHLORINE STATION PROJECT MOTION FOR ADMINISTRATIVE PHASE 1, 2 & 3 APPROVAL**
Jackie Cho, Water Quality Bureau, PUC

IX. **ADJOURNMENT**

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday November 20, 2000

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Minutes

The meeting commenced at 3:15 p.m.

1. **Role Call:**

   Commissioners present: Rod Freebairn-Smith, Andrea Cochran, William Meyer

   Commissioners absent: Stanlee Gatti,

   Staff present: Richard Newirth, Nancy Gonchar, Susan Gray

2. **TREAT & 23rd NEW CLUBHOUSE PROJECT PHASE 1**

   Don Alameida, Project Manager DPW BOA, introduced the project to the Committee and explained that he was acting as project manager as well as project architect. He stated that the scope of work included a new park as well as the clubhouse.

   John Thomas, Landscape Architect DPW BOE described the park's design. He explained that Recreation and Park had carefully planned the project as the soils needed to be treated for lead contamination. The space will be bounded by a 6 ft

ornamental fence that will sit on top of a seating wall. Ramps will be provided at the entry points. Planting will occur diagonally, parallel to the north edge. This will help create a buffer between the park and the adjacent commercial buildings. He noted that they were able to relocate the underground utilities from 23rd Street to an area under Folsom as part of a separate DPW project. Street trees will be planted along Treat Street as it has a more residential character. The clubhouse will have five major programming elements, including a community building, courtyard, two play areas, a community garden and a small pavilion/ stage. He reported that the project would generate $25,000 in art enrichment. The clubhouse will occupy 1,200 sq. ft of space with 500 sq. ft devoted to assembly space. The kitchen, storage, staff area, director's office and restrooms will occupy the remainder. He explained that the restrooms will be accessible to the public when the rest of the facility was closed. The southern wall will be predominately glass. The north wall will have no fenestration as it adjoins a more industrial area. The clubhouse's exterior walls will be stucco and the roof will be metal.

Commissioner Cochran asked about the slope of the roof

Mr. Alameida replied that it the slope will run perpendicular to 23rd.

Commissioner Meyer asked if the drawings indicated a roof with an over hang.

Mr. Alameida replied that the roof ended in a trellis canopy.

Commissioner Cochran was impressed with the project.

Commissioner Freebairn-Smith asked if the project addressed the community's needs.

Mr. Newirth arrived at 3:30 p.m.

Mr. Alameida replied that the community had requested a director's office for the administrative requirements of any special programs that maybe offered by the facility. The office provides views onto the tot and school age play areas. He explained that the courtyard doubled as an assembly area and that it will be an indoor/outdoor space. He concluded his presentation by stating that the Jose Coronado playground was a similar type of project.

Commissioner Freebairn-Smith asked if the facility will accommodate visitors comfortably.

Mr. Thomas replied that seating and tables will be provided around the play areas with boundary walls doubling additional seating. He noted that building's orientation maximized wind protection.

Commissioner Freebairn-Smith stressed that the project's success relied on the facility's ability to cater to the needs of parents. He asked if the planter beds would be irrigated and who would be responsible for their maintenance.

Mr. Thomas replied that they will be the responsibility of Recreation and Park. He noted that the level of the planter beds had been raised to above grade in order to separate them from the children's activities.

Commissioner Freebairn-Smith felt that the building's division into smaller units seemed awkward and that the restrooms would be better integrated into the main assembly building.

Commissioner Meyer described the building as a smart, elegant, energy conscious solution to a difficult triangular lot. He asked for more information about the nature of the canopy.

Mr. Alameida stated that the canopy could be made more decorative.

Commissioner Meyer noted that the canopy was necessary as it provided additional shading.

Motion to approve the Treat and 23rd New Clubhouse Project, Phase 1
Motion: Freebairn-Smith
Vote: Unanimous

3. **UNITED NATIONS PLAZA IMPROVEMENTS PHASE 1 & 2**

Ms. Gonchar introduced the project to the Committee and explained that Phase 1 was reviewed at the September meeting. She stated that the Commissioners had withheld approval as they had reservations regarding the planting plan and the planter bed fences.

Judi Mosqueda, Project Manager, DPW BOE explained that the revised design responded to the Commissioner's concerns.

Mr. Thomas presented the revisions and reported that the planting specifications had been simplified to fewer species. The planting will now be arranged in alternating stripes, maintaining an emphasis on plants with a grassy character. The lights had been simplified to a straight pole. Mr. Thomas stressed that maintenance staff had requested that the fencing be maintained in the proposal as it will help protect the planter beds. The fences will have a simple diagonal cross bar design with the United nations emblem featured at the center.

Commissioner Meyer objected to the fencing and stated that he would prefer to see the beds unfenced, however he deferred the final recommendation to maintenance staff. He was comfortable with the revised planting plan but he questioned the lighting design.

Commissioner Cochran asked if they had considered an alternative fencing design.

Commissioner Freebairn-Smith was generally comfortable with the lighting. He asked if Halprin's light columns would remain, as they had always been a controversial part of the plaza. He shared Commissioner Meyer's concerns that the fence will appear alienating.

Mr. Thomas replied that the light columns would remain and that he had discussed the proposal with Halprin's office and that they were comfortable with the fencing as

the beds were originally intended to be appreciated visually rather than recreationally.

Commissioner Meyer asked if raising the planter beds would eliminate the need for fencing.

Mr. Thomas replied that the fences were a more transparent and effective solution.

Commissioner Freebairn-Smith asked about the plaza's trees.

Mr. Thomas replied that they were originally intended to be Lombardi poplars, however the surviving trees will be difficult to salvage as they had suffered badly from the chemicals needed to purify the fountain water.

Commissioner Freebairn-Smith asked if they could be replanted.

Mr. Thomas replied that they could be reintroduced but they were unlikely to survive.

Commissioner Freebairn-Smith described the site's geometry as awkward and suggested that the axis between Market Street and City Hall would benefit from further study.

Commissioner Cochran recommended consulting an arborist to find a more robust species.

Mr. Thomas replied that this could be considered in future stage of the plaza's redevelopment. However, he explained that screening areas with more trees could present a security problem.

Commissioner Cochran asked for more information about the lighting program.

Mr. Thomas replied that all the lights would be replaced excluding the Halprin columns. He noted that most of the plaza was under illuminated.

Commissioner Cochran was impressed with the revised planting plan. She was uncomfortable with the fence design as it was Beaux Arts influenced and failed to tie into the plaza's seventies character. However she concluded her comments by stating that she understood that the area would be quickly degraded without fencing.

Motion to approve the United Nations Plaza Improvements, Phase 1 & 2.
Motion: Cochran
Vote: Unanimous

4. **911 EMERGENCY COMMUNICATIONS CENTER STAGE 3 PHASE 2**

Ms. Gonchar explained that Phase 1 had been approved in March.

Paul Travis, Project Architect, DPW BOA explained that the garage and roof top plaza would be located between the new 911 Emergency Communications Center and the original center. He noted that the original facility will be converted into a community center.

Ed Chen, Landscape Architect DPW BOE described that the proposal for the plaza would provide a multi purpose space that will cater to the needs of the new community center. A stage will be included on the plaza's western edge to be used for job fairs, rallies and performances. The southern edge will feature a balcony providing views onto the playground, City Hall and Twin Peaks. The furnishings will have a modern curvilinear form. Bamboo will be planted around the plaza perimeter. Maples located in circular planters in the center will allow sunlight into the plaza in winter. Additional planter beds will include camellias, ferns and lillies which will provide a variety of colors and textures.

Tonia Macneil. Project Manager, Public Art reported that three artist finalists had been selected to present proposals in January. She noted that there was the opportunity to incorporate artwork into the gates and paving.

Mr. Travis stated that the paving patterns were yet to be determined in order to accommodate the artist's proposal if so required. He also noted that a small space between the new center and the plaza would be bounded by a simple grill fence as a base isolator safety requirement for the new facility.

Commissioner Cochran approved of the furnishings and lighting elements. She liked the planting palette and especially liked the bamboo, however she felt that the pinks and blues would complicate the predominantly yellow color scheme. She expressed her concerns that the overall approach to the plaza footprint did not compliment the adjacent architecture and suggested that rectilinear rather than curved forms would be more appropriate. Commissioner Cochran also suggested that the planters and trees would be better directed to the edges where they would not interfere with views to the stage.

Mr. Travis replied that they had attempted to accommodate the site's grade changes and different programmatic uses. He noted that the community center's entrance faced the inside of the plaza and that this area is at a significantly lower level.

Commissioner Cochran stated that regardless of this consideration the space was too cluttered and suggested a less convoluted approach.

Mr. Travis explained that the curves would help comfortably define the space.

Commissioner Freebairn-Smith expressed his concern that the City's open space was being given over to the built environment. He stated that he would like to see the community center demolished and reestablished elsewhere in order to free up the space.

Mr. Travis replied that the community wanted the community center at that exact location. He agreed that it would be better located elsewhere and that the design was intended to make the best of a bad situation. He noted that the plaza / community center area had to retain a very separate operations.

Commissioner Freebairn-Smith expressed his concerns that the plaza may be under utilized if it does not cater to the needs of the community center. He noted that he felt that the curved shaped and the integrated artwork would help create a more

comfortable and inviting character.

Commissioner Freebairn-Smith asked if there were plans to open up the community center's facade facing the plaza.

Mr. Travis replied that some of the classrooms and balcony facades may be able to be opened up.

Commissioner Meyer agreed with Commissioner Cochran that the plaza needed to demonstrate a stronger relationship to the existing architecture. He agreed that the planter beds conflicted with the position of the stage and that there was no need to divide the plaza into two sections. He described the planting palette as elegant and especially liked the contrast between the bamboo and the maple. He suggested that movable planters would make better use of the space.

Commissioner Freebairn-Smith asked if the programming objectives included services to the adjacent affordable housing units.

Mr. Travis replied that the plaza would be an adjunct to their new community center.

The Committee agreed that the design could appear more integrated into the adjacent architecture with the use of more rectilinear forms and a stronger geometry. They also felt that it should be less confined and cluttered, and more connected to the street and the new community facility.

No motion was passed.

5. **ZOO PANORAMA CAFE**
PHASE 2 & 3

Ms. Gonchar introduced the project to the Committee and reported that Commissioners Freebairn-Smith and Cochran had reviewed the design revisions at a previous meeting with the architects.

Steve Winkle, Associate Architect, Field Paoli Architects presented the revised design. He identified two major design considerations, including the way in which the roof was stepped and the relationship between the massing of the fenestration and the structural columns. He explained that they had tried to to create a more Victorian character by dividing the roof into sections of black asphalt shingles that will terminate in a copper band.

Ed Tanka, Project Architect, Field Paoli Architects provided two options for the columns. One was a simple slender vertical pole, while the alternative had larger built up columns.

Mr. Winkle noted that the larger columns would add interest to the design, however they would not improve the structure's stability and would add considerable cost to the project. He was also concerned that they would look superfluous.

Commissioner Meyer preferred the larger columns as they provided a contrast to the rest of the structure's laciness.

Commissioner Freebairn-Smith stated that the roof was much improved by the stepping. He preferred the bulkier columns but felt that the smaller columns did the building better justice.

Commissioner Cochran preferred the smaller columns.

The Committee agreed to approve the smaller columns.

Motion to approve the Zoo Panorama Cafe, Phase 2 & 3
Motion: Cochran
Vote: Unanimous

6. **CHILDREN'S ZOO & CONTACT YARD**
PHASE 2 & 3

John Aiken, Curator of Zoo Planning and Design discussed the reevaluated color scheme.

Caroline Kreiser, Project Architect, Jones and Jones, stated that she had selected bolder colors as children are generally drawn to primary colors. Each of the barns will be painted a different color which will help identify their different uses. Each barn will feature red as an accent color while each roof will have slate blue shingles and copper piping. All the CMU bases will be tan which will help hide any dirt marks. The fencing will be constructed from black pressure treated 2" x 4" and 4" x 6" wooden posts. She explained that this material will weather to a warm brown color. She concluded her comments by stating that the brighter palette will also help define the buildings during periods of fog.

Commissioner Freebairn-Smith stated that the specification of surfaces was an important aspect of the project and recommended that paving be treated as a priority. He asked if there would be adequate drainage along the walkways.

Mr. Aiken stated that each aspect of the children's zoo had been taken seriously by the design team as that they aimed to provide a unique and stimulating experience for children visiting the zoo. He assured the Committee that the area included both paved and sealed walking surfaces. He also noted that the scope of work also included a directional graphics program.

Commissioner Freebairn-Smith suggested a wider gauge for the wooden posts, as he was concerned that the current specification would not be robust enough.

Commissioner Cochran asked for more information about the fencing.

Mr. Aiken replied that it would have metal reinforcement.

Commissioner Cochran was concerned that children would get splinter infections from the chemically treated wood.

Mr. Aiken confirmed that the material was ADA approved and that the material is commonly used for similar applications.

Commissioner Cochran asked if they had considered using recycled plastic wood as an alternative as it was equally economical, much safer and has a similar appearance.

Mr. Aiken reported that they had used the material in other sections of the zoo and that it had been used without incident. He stated that the product may be available in a smoother finish.

Commissioner Cochran asked if the colors represented were true. She was concerned that the tan was too beige and fleshy and that the yellow could be much brighter.

Commissioner Meyer agreed that the palette could be more playful and that it needed greater amplification. He was particularly concerned that the tan was too mundane.

Mr. Aiken stated that they had selected colors that would be less likely to show mildew and dirt.

Motion to approve the Children Zoo and Contact Yard for Phase 2 & 3 with the contingency that a revised color scheme is presented to the Committee prior to the next Full Commission meeting on December 4.
Motion: Freebairn-Smith
Vote: Unanimous

7. **ZOO LEMUR FORREST EXHIBIT**
PHASE 2 & 3

Mr. Aiken presented the project and explained that the boardwalk had been slightly reconfigured in order to better accommodate the moat around the exhibit.

Ms. Kreiser presented the materials palette to the Committee. She stated that the fencing material will be constructed from stainless steel mesh and pressure treated wood, with a recycled plastic product considered as an alternative. The hand rail will be stainless steel painted pale sage green. The lemur holding building will be dark gray which will help camouflage the building. The access doors at the rear of the building will not be visible to the public and will be painted red. The down pipes will be copper. Clear acrylic sheeting will be used for the roof.

Commissioner Freebairn -Smith was concerned about the durability of the acrylic.

Mr. Aiken replied that it had been used on other test projects on the south side of the facility and that they were pleased with the result. He noted that the material was relatively inexpensive and that it would not be a problem to replace it periodically.

Motion to approve the Zoo Lemur Forrest Exhibit, Phase 2 & 3
Motion: Freebairn-Smith
Vote: Unanimous

8. **PERFORMING ARTS GARAGE: CAFE ALLEGRO AWNINGS**
MOTION FOR ADMINISTRATIVE PHASE 1, 2 & 3 APPROVAL

Ms. Gonchar reported that the DPT managed project involved installing awnings to

the cafe entrance and that Commissioner Freebairn-Smith had reviewed the submittal materials. She noted that the project was not eligible for art enrichment as it was privately funded, however DPT had agreed to do the project on the condition that lighting be installed to help illuminate the sculptures on the side of the building.

Commissioners requested additional information regarding elevations, colors and materials.

Motion to approve the performing Arts Garage: Cafe Allegro Awnings for administrative Phase 1,2 & 3 approval with the contingency that more information about the elevations, colors and materials be submitted to the Committee prior to next Full Commission meeting on December 4.
Motion: Freebairn-Smith
Vote: Unanimous

9. **POTRERO HEIGHTS CHLORINE STATION PROJECT MOTION FOR ADMINISTRATIVE PHASE 1, 2 & 3 APPROVAL**

Ms. Gonchar stated that the project involved replacing an existing small wooden shed with a prefabricated fiberglass structure. She explained that the structure will be located on the interior of the facility and will not be visible to the public. She presented two fiberglass color choices, and the Committee agreed that the of white color was more suitable than that the tan.

Motion to approve the Potrero Heights Chlorine Station Project for Administrative Phase 1, 2 & 3 approval.
Motion: Freebairn-Smith
Vote: Unanimous

Revision Date: 112900

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday December 18, 2000

3:00 p.m.

25 Van Ness Ave Suite, Suite 240

San Francisco 94102

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Agenda

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I. **911 EMERGENCY COMMUNICATIONS CENTER STAGE 3 PHASE 2**
(Phase 2 reviewed 11/20/00)
Paul Travis, Project Manager, DPW BOA

II. **UNION SQUARE IMPROVEMENTS PHASE 3**
(Phase 2 approved 10/16/00)
Don Alameida, Project Manager, DPW BOA

III. **ADJOURNMENT**

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

DOCUMENTS DEPT.
FEB 19 2004
SAN FRANCISCO PUBLIC LIBRARY

Monday December 18, 2000

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Minutes

The meeting commenced at 3:10 p.m.

I. **Role Call:**

Commissioners present: Rod Freebairn-Smith, Andrea Cochran, William Meyer, Stanlee Gatti

Staff present: Rich Newirth, Nancy Gonchar, Susan Gray

2. **911 EMERGENCY COMMUNICATIONS CENTER STAGE 3 PHASE 2**

Nancy Gonchar, Deputy Director, Arts Commission, summarized the Commissioners' comments from the November meeting. She stated that Commissioner Cochran was particularly concerned that the design was too rectilinear and needed to better relate to the existing architecture. She reported that Commissioner Cochran and Arts Commission staff had since met with Ed Chen, Landscape Architect, DPW BOE and had reviewed the modified design.

Paul Travis, Project Manager, DPW BOA presented the revised design to the

Committee. He reported that Mr. Chen had completely redesigned the plaza in order to address Commissioner Cochran's issues and concerns. These changes included opening up the plaza and making it appear more integrated into the adjacent architecture. The area adjoining the community center will now open up into a simple courtyard, while the main space will occupy a long sweeping arch that would dip towards the stage area. Mr. Travis noted that the form was based on arcs articulated in the new 911 center's design. He concluded his comments by stating that the planting plan had been simplified to green and yellow tones.

Commissioner Gatti asked Commissioner Cochran to summarize her comments from the last meeting.

Commissioner Cochran stated that she had suggested a less complicated and curvilinear design. She stated that the design was much improved, however she did not approve of the tree retained immediately in the front of the community center and asked about the rationale for keeping it.

Mr. Travis replied that they anticipated two access points into the community center and that the tree would subtly divide the space into entry and recess areas.

Commissioner Meyer stated that his comments at the last meeting had concurred with those of Commissioner Cochran and that the felt the changes were a vast improvement.

Commissioner Freebairn-Smith agreed that the revisions better addressed the needs of the community center.

Mr. Travis acknowledged the local community's effort to lobby for funding for the center.

Commissioner Freebairn-Smith was happy with the plaza's reconfiguration, but suggested that the architects that designed the new 911 building should have been consulted before embarking on the plaza's design and noted that the handicap ramp and stairwell access to the playing fields would better serve the community. Commissioner Freebairn-Smith concluded his comments by stating that he realized that the the stairs and ramp would add considerable cost to the project and would also compromise the amount of available play space.

Mr. Travis agreed that site accessibility could be improved, but stressed that they were working within a restricted budget.

Commissioner Meyer asked if concrete samples could be provided.

Mr. Travis replied that they had left this detail open in case the project's artist wanted to integrate a motif. He stated that the default color was light gray.

Tonia MacNeil, Project Manager, Public Art Program, noted that the banded paving detail may change with the inclusion of the artwork.

Commissioner Freebairn-Smith asked Commissioner Cochran if she was comfortable with the planting plan.

Commissioner Cochran replied that she was pleased that the design had retained the Japanese maple and bamboo.

Motion to approve the 911 Emergency Communications Center Stage 3, Phase 2.
Motion: Freebairn-Smith
Vote: Unanimous

3. **UNION SQUARE IMPROVEMENTS**
PHASE 3

Ms. Gonchar provided a summary of the previous minutes, and explained that the discussion had focused on the lighting plan and furnishings.

Don Alameida presented copies of the final specifications to the Committee. He explained that the design process had developed over a three year period and that the Civic Design Review Committee had contributed enormously to what he anticipated to be a successful project. He stated that the components in the specifications were in keeping with the Committee's recommendations and noted the addition of a redesigned hand rail. He concluded his comments by stating that the only element left to be determined was the type precast concrete.

Richard Hillis, Mayors Office, explained that the project will be funded by bonds issued the Uptown Parking Corporation. He noted that the ground breaking ceremony was scheduled for December 28.

Mr. Alamedia reported that construction was scheduled to commence in January and would take between 16-18 months.

Linda Mjellum, Co-Chair, Union Square Citizen's Advisory Committee, reported that they had commissioned a special barricade to place around the construction site. She explained that it will display detailed information about the project and the site's history. She noted that they were also developing a website that would provide full video coverage of the construction.

Jim Chappell, Co-Chair, Union Square Citizen's Advisory Committee provided a brief summary of the design selection process and explained how the project was awarded the 1996 San Francisco Prize. He stated that the final design was true to the original proposals intentions and thanked the Committee for their counsel.

Commissioner Freebairn-Smith stated that the design was the result of a well managed public process and that he understood the complexities of the site. He stated that the Committee was willing to assist with lobbying for additional funding to complete the project as designed.

Commissioner Freebairn-Smith stated the design had much improved from the original concept. He thanked the design team for the opportunity to contribute to a rewarding collaboration.

Commissioner Cochran asked for more information about the rhododendron's color

grouping.

The landscape design team replied that they would be clustered in warm colors on one side of the plaza and cool colors on the other.

Commissioner Gatti was impressed with the smooth process by which the design was executed. He stated that it was exciting to look forward to such a significant change to the City. He noted that he liked the idea of the barricade around the site and suggested that it may need to be updated during the lengthy construction period.

Motion to approve the Union Square Improvements Project, Phase 3.
Motion: Freebairn-Smith
Vote: Unanimous

Revision Date: 122100

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

SPECIAL MEETING

Monday, January 22, 2001

3:00 p.m.

25 Van Ness Ave Suite, Suite 240

San Francisco 94102

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Public comment regarding specific items will be taken before or during consideration of the item.

Agenda

I. **4TH STREET BRIDGE SEISMIC UPGRADE PHASE 1 , 2 & 3**
Saed Toloui, Project Manager, BOE DPW

II. **JUSTIN HERMAN PLAZA STAIRCASE PHASE 1, 2 & 3**
Bob Mac Donald, Park Planner, Recreation and Park
Brad Tardy, Construction Manager, Boston Properties

III. **JUVENILE HALL REPLACEMENT PROJECT PHASE 2**
(Phase 1 approved 09/12/00)
Chris Bigelow, Project Manager BOA DPW
Mark Ryan, Project Architect, Design Partnership

IV. **ST MARY'S SQUARE RESTROOMS PHASE 1**
Dan Mauer, Project Manager, Recreation and Park
Allan Ward Project Architect, BOA DPW

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V. **MUNI ISLAIS CREEK**
PHASE 1
(Phase 1 reviewed 09/18/00)
John Funghi, Project Manager, MUNI
Robyn Chaing, Project Architect

VI. **MISSION STEUART HOTEL**
PHASE 2
(Phase 1 approved 05/23/00)
Clark Manus, Project Architect, Heller Manus Architects

VII. **ADJOURNMENT**

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SAN FRANCISCO
ARTS COMMISSION

SPECIAL CIVIC DESIGN REVIEW COMMITTEE

Monday January 22, 2001

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

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The meeting commenced at 3:10 p.m.

I. **Role Call:**

Commissioners present: Rod Freebairn-Smith, Andrea Cochran, William Meyer

Commissioners absent: Stanlee Gatti

Staff present: Rich Newirth, Nancy Gonchar, Susan Gray

II. **4th STREET BRIDGE EQUIPMENT MODULE PHASE 1, 2 & 3**

Nancy Gonchar, Deputy Director, Arts Commission, opened the meeting.

Bob Nist, Project Manager, DPW BOA, introduced the project to the Committee and explained that it involved replacing a small wooden building with a prefabricated structure. He stated that the project was a small component of the bridge's seismic upgrade, which was being completed in preparation for MUNI's new light rail system. He proposed a simple design for the module to avoid bringing unnecessary attention to it. The surfaces will be stucco or concrete using the same color as the existing structure. The design and location of the grills and doors were yet to be determined.

Saed Touloui, Project Manager, DPW BOE, showed the elevations and site context.

Mr. Nist explained that the seismic upgrade included replacing the counterweight housed below the bridge.

Commissioner Cochran asked if the replacement module needed to be fenced.

Mr. Nist replied that it was not necessary and recommended keeping the module as simple as possible.

Commissioner Freebairn-Smith asked about the module's function.

Mr. Nist replied that it contained a generator and electrical equipment.

Commissioner Cochran asked if the equipment needed to be covered.

Mr. Nist confirmed that it needed to be contained in a secure environment.

Commissioner Meyer asked about the detailing of the grills, doors and roof.

Mr. Nist replied that they were likely to be retained in the same positions at the rear of the structure. The roof could be pitched if required.

Commissioner Freebairn-Smith suggested that the Mission Bay redevelopment would be better served if the module were relocated under the bridge in the vault where the counter weight is housed.

Mr. Nist replied that there was insufficient room in the vault.

The Commissioners agreed that the design team should explore relocating the module to less prominent location. If this was not possible it should be made to appear as an integral part of the bridge.

III. JUSTIN HERMAN PLAZA STAIRCASE PHASE 1, 2 & 3

Robert MacDonald, Park Planner, Recreation and Park provided a brief summary of the project's history and explained that the scope of work involved modifications to the Embarcadero Center. He reported that the Redevelopment Agency had reviewed the project and that the staircase was the only component subject to Civic Design approval.

Steve O'Brien, Associate Partner, SOM, stated that the project intended to enhance the appearance of the center, create a greater relationship with Justin Herman and Ferry Building plazas and to maximize the Embarcadero's commercial axis. The staircase proposal involved demolishing the existing staircase and replacing it with a less bulky, single story structure. The steps will span from a central platform into two curved symmetrical sections with 'Embarcadero' signage across the top. The steps will be concrete while the banisters will be glass. The fascia , lettering and banister railings will be brushed stainless steel.

Mr. MacDonald stated that Recreation and Park's approval was contingent on Civic Design approval.

Commissioner Freebairn-Smith was impressed with the proposal. He asked if the design could better accommodate events and performances in the plaza.

Mr. O'Brien replied that the staircase's central platform was in close proximity to the plaza and could be used as an informal stage. It will also provide greater access to the terraces behind the plaza.

Brad Tardy, Project Manager, Boston Properties confirmed that the stairs could also be used as seating during events in the plaza.

Mr. O'Brien explained that they were specifying a modest lighting system that would not create an imposing structure.

Commissioner Meyer was concerned that the signage element would look like unnecessary advertising, and that the structure would appear more elegant without it.

Commissioners Freebairn-Smith and Cochran liked the lettering and recommended that it be retained.

Mr. O'Brien said that the text would be relatively small in scale and that the whole structure would be no more than 38 ft high.

Commissioner Freebairn Smith asked about the paving surface at the base of the stairwell.

Mr. O'Brien replied that it would be aggregate.

Commissioner Meyer recommended expanding the size of the central platform.

Mr. O'Brien said that he would explore the idea, however the curved cantilevered glass banisters had special structural requirements.

The Committee agreed to approve the project, noting that they preferred not to do joint Phase 1, 2 & 3 approvals on large-scale projects.

Motion to approve the Justin Herman Plaza Staircase, Phase 1, 2 & 3
Motion: Freebairn-Smith
Vote: Unanimous

IV. JUVENILE HALL REPLACEMENT PROJECT PHASE 2

Ms. Gonchar summarized the Commissioners' comments from the project's Phase 1 approval last September. She stated that the Commissioners were pleased with the design and that their comments had addressed general site planning issues and the entry. She reported that Commissioners Freebairn-Smith and Cochran had informally reviewed the preliminary Phase 2 proposal in early January.

Chris Bigelow, Project Manager, DPW BOA introduced the Phase 2 proposal and reported that the A & E team were at 90% design development. He stated that he aimed to put the project out to bid in August and commence construction in November.

He acknowledged the local community's support of the project.

Mark Ryan, Project Architect, Design Partnership identified how the site's steep slope had impacted the massing, facade and landscaping. He presented the developed designs for the public entrance and explained that the lobby needed to operate as a gateway to the courts, probation, chapel and visitation, as well as the secure area. The existing entrance will be reconfigured as the main exit and will be connected to the street by a ramp. A bridge will connect the existing facility and the addition. The street front landscaping will be contained within concrete retaining walls. The sally port entrance will be located within the secure area at the rear of the facility. He then presented the elevations for the housing units and explained that the circulation flow operated between the day rooms, gym, education, chapel and visitation areas. The southwest elevation will face the ocean. The west elevation will be screened by a landscaped berm and will appear as a natural continuation of the adjacent greenery. The primary building materials were selected for security and maintenance reasons and will include steel, granite, concrete block and glass. The lavender, gray and sage color scheme was derived from hues present in the granite found in a nearby quarry. Mr. Ryan noted that this particular granite had been used extensively throughout the local streetscape. Integral color will be applied to the concrete areas allowing the color to extend into the interior spaces. He explained that darker tones would minimize the building's visual impact, so that it will appear to recede unobtrusively into the hillside. Smooth and split face block will be used to create variations in color and texture. The glazing system will contain a laminated film that will help insulate the building. The glass will be green and may feature sandblasted imagery.

Commissioner Cochran was impressed with the design. She was concerned that the proposed shade of lavender could appear dull and gloomy, as the location tended to be dark and foggy. She suggested that they assess the color scheme on a model facade.

Mr. Ryan agreed that the lavender was a difficult color to utilize and that alternate red and blue shades were being researched. He continued his presentation stating that he was concerned that the retaining walls would make the entrance appear too severe. He explained that the cantilevered balcony, staircase enclosure and landscaping would help break up the expanse.

Catherine Drinkhouse, Landscape Architect, Pat O'Brien Landscape Architects explained that the entrance planter beds will contain ornamental grasses, shrubs and smaller eucalyptus. She specified hardy species for the outer areas that could withstand the wind, poor soil conditions and limited maintenance program. This planting scheme will be based on the existing landscaping and will include cypress, pine and eucalyptus. The sloping meadow surrounding the facility needs to be kept open for security reasons and will be hydroseeded with a creeping ground cover. The car park would be screened with trees for security reasons.

Commissioner Freebairn-Smith congratulated the design team. He stated that he understood the site's challenges and felt that the design provided carefully considered solutions. He recommended further study of the entrance meeting areas as they could better serve the programming requirements and interact more with the streetscape. He agreed with Commissioner Cochran's concerns that the color scheme could appear oppressive and cautioned that lighter colors were more vulnerable to pollutants. He agreed that integral color was most appropriate color application for this type of facility.

Commissioner Meyer applauded the design team for their efforts. He was impressed with the playful arrangement of block and fenestration around the day rooms. He suggested a more open entrance facade and was especially concerned that the entrance's concrete staircase enclosure looked like a surveillance booth. He agreed that the color scheme required further study and that they should consider an alternate to the lavender.

Commissioners Freebairn-Smith and Cochran thought that the staircase enclosure should be retained as it added interest.

The Commissioners agreed that the elements requiring further study included the color scheme, signage, entrance, entrance glazing, exterior plaza and retaining walls.

Mr. Bigelow agreed that these areas needed to be better addressed and that the Commissioner's comments would be incorporated into the design. The revisions will be presented at the February meeting.

V. ST. MARY'S PLAZA RESTROOMS PHASE 1

Dan Mauer, Park Planner, Recreation and Park introduced the project and explained that the restrooms would be located in small park on top of a parking structure, located between Pine and California at Quincy.

Alan Ward, Project Architect, DPW BOA presented the proposal to the Committee. He explained that the park was renovated in 1993 and that the existing restrooms were inadequate and in a location that was unsafe and divided the space. The new restrooms will have curved louvres and a green metal roof, in keeping with the colors and finishes on the adjacent building. The doors will be red terra-cotta with dark brown trims. The walls will be either cream stucco or brick veneer.

Commissioner Freebairn-Smith requested that more detailed information regarding the elevations to be presented at Phase 2. He stressed the need to activate the facade on Pine Street.

Commissioner Meyer suggested improving the facade by incorporating planter boxes into the top of the wall.

Commissioner Cochran suggested researching an alternate color for the terra-cotta doors. She also felt that the stucco walls looked cheap and impermanent and needed further study.

Ms. Gonchar asked if the rest room design represented a standard that was to be used throughout all Recreation and Park projects.

Mr. Ward replied that the proposal was based on a standard design.

The Commissioners agreed to approve the project's massing, however requested enhancing the elevation on Pine and further study of the stucco and detailing.

Motion to approve St. Mary's Plaza restrooms, Phase 1.
Motion: Cochran
Vote: Unanimous

VI. **MUNI ISLAIS CREEK**
Phase 1

John Funghi, Project Manager, MUNI introduced the project and explained that the design had been revised in response to the Commissioners' comments at the review last September.

Robin Chaing, Project Architect, Robin Chaing and Associates, reported that the Port had pledged funds to restore the old cobra crane and that this additional work would complement the rest of the site improvements. He described how the revised design utilized the saw tooth canopy design and that this option was more progressive than the alternate presented at the last review. He noted that the additional north facing windows in the current proposal will provide considerable energy savings and that the exposed steel detailing would create a greater relationship with the adjacent artwork.

Commissioner Freebairn-Smith appreciated the additional efforts to improve the design. He asked if the bikeway to the facility could extend from the freeway underpass.

Mr. Chaing reported that MUNI was negotiating the issue with DPT. He noted that BCDC were also encouraging greater pedestrian access to the site and were in support of efforts to build a foot bridge across Islais Creek.

Commissioner Freebairn-Smith asked if the landscaping proposal could accommodate plans for a footbridge.

Mr. Chaing confirmed that it could.

Commissioner Freebairn-Smith asked about the surface specifications.

Mr. Chaing replied that they would be specified when MUNI had determined the budget and the projected life span of each building. He said that he aimed to clad most of the expanses in glass in order to create a more open environment and make staff feel more secure. He stated that this was particularly important for the dispatch building which will operate 24 hours a day.

Commissioner Freebairn-Smith asked about the fencing proposal for Indiana.

Mr. Chaing replied that they might still be able to build it, however the engineering assessment indicated a storm water structure below grade.

Commissioner Meyer was pleased that the relationship between the sculpture and the building had been resolved. He suggested creating a bolder statement with the entrance structure.

Commissioner Cochran stated that although she had voted for the alternate design at the previous review, she was satisfied with the current proposal. She said that the model was informative and clearly indicated how the building complemented the artwork. She asked if they were still considering including the landscaped wall behind the sculpture.

Mr. Chaing replied that they were, however it had not been represented on the model.

Motion to approve the MUNI Islais Creek Facility, Phase 1
Motion: Freebairn-Smith
Vote: Unanimous

VII. **MISSION STEUART HOTEL**
PHASE 2

Ms. Gonchar explained that the previous review had approved the project providing there was further study of the northern facade, the vent shaft plaza and fenestration on Embarcadero and Steuart.

Clark Manus, Project Architect, Heller Manus and Associates explained that the massing was essentially the same but that they had simplified much of the detailing. He presented an animated model that indicated the revised elevations. He reported that complications with the foundation systems had informed some of these changes and that the termination points on the Embarcadero facade had been made less severe to compensate for the shadow lines. The primary materials will be glass and red brick, with yellow and black granite at the base. He said that they had hoped to use a limestone base but it had proved too expensive. Pale yellow cast stone and colored stucco will used as a contrast to the brick. The ILWU sculpture will be retained on the Mission and Steuart corner.

Commissioner Meyer asked if the vent shaft issue had been resolved.

Mr. Manus replied that they were still struggling with clearances from MUNI as they had concerns that the vents could not withstand the additional weight of the screening. He provided views of the vent area with and without the enclosure.

Commissioner Freebairn-Smith approved of the color and materials. However, he stressed the need to screen the vent shaft area, and suggested that if this was not possible then they should attempt to make the vent's exterior appear to be part of the hotel complex.

Mr. Manus confirmed that this option was also being discussed with MUNI.

Commissioner Freebairn-Smith asked about the efforts being made to enliven the northern facade in relation to the Justin Herman and Ferry Building Plazas.

Mr. Manus replied that there were already a number of functional requirements designated for that area, including a Decaux restroom and the F-line stop. He said that there might still be room for street vendors.

Commissioner Freebairn-Smith asked if there were retail opportunities available on Steuart.

Mr. Manus replied that they were limited, as the conference rooms could not be contained below grade and needed to be retained on Steuart's street level.

Commissioner Freebairn-Smith asked about the paving and landscaping detail.

Mr. Manus replied that the site conditions and property boundaries provided limited landscaping opportunities. The paving would be simple and contextualized.

Richard Newirth left the meeting at 6 p.m.

Commissioner Meyer was impressed with the project's progress and the facade simplification. He suggested recessing the fenestration and creating a stronger statement along the termination points on the Embarcadero and Mission. Commissioner Meyer was particularly concerned that the vent shaft screening may be dropped from the design, and stated that he would have difficulty approving the project without it. He requested an alternate color selection for the cast stone.

Commissioner Cochran agreed that the fenestration needed to be recessed. She also felt that the expression of the Mission/ Steuart corner was awkward. She was also concerned that the turret looked like an entrance and suggested further study of its base and termination.

Mr. Manus explained that the turret top needed to house engineering equipment and will be covered in matte tile rather than glass, and will be illuminated at night. He explained that the turret's cantilevered metal brim would be similar to a typical lighthouse detail. He said that a bar was being proposed for the ground floor of the turret which meant that the entrance lobby needed to be retained on Mission.

Commissioner Cochran asked about the mullion detail.

Mr. Manus replied that they were aiming for an industrial aesthetic and specified dark gray painted or anodized metal mullions.

Ms. Gonchar left the meeting at 6.15 p.m.

Commissioner Cochran was concerned that the design elements lacked unity and drama. She asked who had jurisdiction over the sidewalk adjacent to the Embarcadero's facade. She also suggested that views into the central courtyard could be better articulated, given that the vent screen may not be included in the final design.

Mr. Manus confirmed that the Embarcadero sidewalk was under the Port 's authority and outside of the project's scope. He agreed that the Embarcadero facade needed to be more animated and noted that he had originally proposed an cafe terrace for this area. The Port had consented to an outdoor dining area, but would not allow it to be added as part of a permanent extension to the hotel. Mr. Manus stated that he had retained the outdoor part of the cafe as an informal arrangement without the canopy and that the ground level doors will open up onto it.

Mr. Manus acknowledged that the vent shaft seriously impacted the project, but stressed that the issue was entirely controlled by MUNI. He agreed that the windows within the courtyard could be redesigned to add greater contrast.

The Commissioners agreed that the building required further study and that a special meeting needed to be scheduled to review Phase 2. The areas that needed to be addressed at the next review included the turret base, recessed fenestration, the cast stone color and the vent shaft screening.

The meeting concluded at 7.00 p.m.

Revision Date: 013001

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

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SPECIAL MEETING

Thursday, February 1, 2001

11:00 a.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Agenda

I. **MISSION STEUART HOTEL**
PHASE 2
(Phase 2 reviewed 01/22/01)
Clark Manus, Project Architect, Heller Manus

II. **ADJOURNMENT**

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SAN FRANCISCO ARTS COMMISSION

SPECIAL CIVIC DESIGN REVIEW COMMITTEE

Thursday, February 2, 2001

11:00 a.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Minutes

The meeting commenced at 11:10 p.m.

I. **Role Call:**

Commissioners present: Andrea Cochran, William Meyer

Commissioners absent: Stanlee Gatti, Rod Freebairn-Smith

Staff present: Rich Newirth, Nancy Gonchar, Susan Gray

2. **MISSION STEUART HOTEL**
PHASE 2

Clark Manus, Project Architect, Heller Manus and Associates presented the revised design and explained that the changes were made in response to the recommendations made by the Commissioners at the previous meeting. A stronger statement will be created at the southern corners by continuing the pilasters down to the base. The brick cladding will be continued into the vent-shaft courtyard and the vent-shaft's screen will be simplified into an informal garden wall that will appear more integrated into

the rest of the hotel structure. Arched gates on the screen's northern facade will serve as a service vehicle entry, while the vent's louvers will be moved onto Steuart Street. The windows on the Embarcadero will be recessed and will open out onto the street. Mr. Manus presented the samples for the fenestration, indicating that the glass will be green and the window frames dark brown. He reported that they had been researching an alternate stone for the base and provided a sample of a pale yellow limestone.

Commissioner Cochran agreed that the changes were a vast improvement. She was pleased that the corners were better articulated and was particularly happy that the stucco had been removed from the interior of the courtyard. However, she was concerned that the material transitions from brick to stucco still appeared awkward.

Mr. Manus replied that the stucco would be recessed 6 inches behind the brick, which should make the transitions more definite.

Commissioner Meyer asked if the developers were happy with the modifications.

Mr. Manus replied that they were. He noted that although there were many unanticipated construction costs they had been able maintain a high standard of materials.

Commissioner Meyer asked if the glazing at the base of the turret would be recessed.

Mr. Manus replied that it would and that the treatment would be applied to all window conditions.

Commissioner Meyer asked if there was still the possibility that Muni would not agree to the vent-shaft screen.

Mr. Manus replied that this continued to be a concern. He stressed that while the design would benefit from its inclusion, it was not within the scope of the project.

Commissioner Meyer recommended that the shaft be painted a color similar to the brick if they were unable to include the screen.

Ms. Gonchar noted that if the vent-shaft were left as it appeared it would at least explain the building's configuration.

Commissioners Meyer and Cochran were generally happy with the changes and the material choices and recommended that the project be approved at the February meeting.

The meeting concluded at 11:45 a.m.

Revision Date: 020501

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SAN FRANCISCO
ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday, February 26, 2001

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **MUNI ISLAIS CREEK**
PHASE 2
(Phase 1 approved 01/22/01)
John Funghi, Project Manager, MUNI
Robyn Chiang, Project Architect

II. **3rd STREET LIGHT RAIL LIGHTING DESIGN**
PHASE 3
(Phase 2 approved 7/19/99)
Sue Olive, Project Manager, Muni

III. **JUVENILE HALL REPLACEMENT PROJECT**
PHASE 2
(Phase 2 reviewed 01/22/01)
Chris Bigelow, DPW BOA
Mark Ryan, Project Architect, Design Partnership

IV. **ST MARY'S GARAGE UTILITY RESTROOMS**
PHASE 2
(Phase 2 reviewed 01/22/01)
Alan Ward, DPW BOA

V. **MISSION STEUART HOTEL**
PHASE 2
(Phase 2 reviewed 01/22/01)
Clark Manus, Project Architect, Heller Manus and Associates

VI. **DECAUX PUBLIC SERVICE KIOSK PROGRAM: PHASE 21**
ADMINISTRATIVE PHASE 1, 2 & 3
Jake Szeto, Project Manager DPW BSM

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VII. **GOLDEN GATEWAY GARAGE EMERGENCY GENERATOR ADMINISTRATIVE PHASE 1, 2 & 3**
Bob MacDonald, Park Planner, Recreation & Park

VIII. **ADJOURNMENT**

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SAN FRANCISCO ARTS COMMISSION

SPECIAL CIVIC DESIGN REVIEW COMMITTEE

Monday, February 26, 2001

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:10 p.m.

I. **Role Call:**

Commissioners present: Andrea Cochran, Stanlee Gatti, Rod Freebairn-Smith William Meyer

Staff present: Rich Newirth, Nancy Gonchar, Susan Gray

2. **MUNI ISLAIS CREEK PHASE 2**

Nancy Gonchar, Deputy Director, Arts Commission opened the meeting and provided a summary of the Committee's comments regarding the project's January approval.

John Funghi, Project Manager, MUNI introduced the project to the Committee.

Robin Chiang, Project Architect reported that they had responded to the Commissioners' comments by creating a stronger entry statement by converting the structure into a triple canopy shed that continued the saw tooth design articulated in

the rest of the roofing. He described how the facility's glass facade will provide reflections of the waterfront to the other side of the creek. The fencing on Cesar Chavez will be expanded into metal lathe fence covered in flowering vines. The planting plan will include irrigation.

Jacque Keller, Project Landscape Architect provided more detailed information about the landscaping plan and identified where the additional street trees will be planted.

Commissioner Freebairn-Smith felt that the design had improved and that the facility was a generous contribution to the public sector. He was impressed with how the building and the sculptural elements related to the waterfront and was confident that the project would attract many visitors. He asked if more trees could be added to the street-planting plan.

Ms. Keller replied that the service entries and utilities prevented any additional planting.

Commissioner Freebairn-Smith asked if the public had expressed concerns about the bright metallic appearance of the building.

Mr. Chiang replied that the Potrero Hill community had originally expressed some concerns, but were now happy with the design. He noted that the freeway obscured most of their views onto the site.

Commissioner Meyer stated that the revisions were sound and that the outcome was an excellent design. He asked for more information about the cleats in the landscaping proposal.

Ms. Keller replied that they were traditionally used to tie up boats, but would be installed at the corner of Indiana to suggest navigational signals.

Commissioner Meyer asked if the window screens would impede worker's views onto the waterfront.

Mr. Chiang replied that they would not.

Commissioner Cochran and Gatti agreed that it was an exciting design and that the materials were well chosen.

Motion to approve the MUNI Islais Creek Maintenance facility, Phase 3

Motion: Freebairn-Smith
Vote: Unanimous

3. **MUNI THIRD STREET LIGHT RAIL LIGHTING DESIGN PHASE 3**

Sue Olive, Senior Project Manager, MUNI provided a brief overview of the project's background and explained that the first stage of the project will include 19 new stations, extending along Third Street from the central waterfront through to Visitation Valley. The second stage would be built with Federal funds and will extend

from South of Market through to Chinatown. She stated that the first stage involved replacing all the streetlights along the Third Street corridor. A light pole will appear at every 100 ft. with the lights attached to MUNI standard strain poles.

Michael Smiley, Project Architect presented the revised street light design. He stated that the poles needed to carry street signage, overhead electrical wires as well as the street light. The design needed to be coordinated in consultation with DPT, MUNI and the Bureau of Light, Heat and Power. The design utilizes MUNI's standard 30-ft pole. The light fixtures will be based on the City's standard teardrop format and will be attached to a connecting "swoosh" that extends from the top of the pole. The swoosh will be able to accommodate festival banners and community announcements. Mr. Smiley noted that they had intended to create a contemporary design that related to San Francisco's architectural heritage. The signage was originally intended to be housed within an orthogonal arm, however this had been replaced with a curved mast arm that was better related to the swoosh. He explained that the swoosh needed to be distanced from the power lines. He presented the color scheme for the stations, which included a gray green platform color, dark green pole, and a bright apple green accent for the swoosh, signage and marquee poles. He presented a working model of the street light to the Committee and demonstrated the signage attachments and swoosh color options.

Ms. Gonchar noted that Catellus and the Redevelopment Agency were involved in the Mission Bay redevelopment, and that the Third Street design also fell under their scope of services. She reported that they had reservations about the color of the swoosh and had suggested a galvanized metal finish as an alternate.

Commissioner Gatti liked the design. However, he also had reservations about the swoosh's color and understood why the galvanized metal could be considered more appropriate. He commented that the orthogonal signage component could have provided an interesting contrast to the swoosh.

Commissioner Cochran was concerned that the color scheme presented a playground aesthetic that would be more appropriate in a less industrial environment. She noted that she would prefer to see a more subdued palette.

Mr. Smiley replied that the pole height would make the apple green recede during the day and that it would not be visible at night.

Commissioner Meyer was comfortable with the colors but said that a dark green or galvanized swoosh would be equally effective. However, he was concerned about the shape of the mast arm and stated that he would prefer to see the orthogonal format as it provided a sharp contrast to the swoosh at the top of the pole. He asked if there was a programmatic reason for the change.

Mr. Smiley replied that both would work functionally. However, in his opinion the curved arm was more suited to the overall design.

Commissioner Freebairn-Smith thought the design was handsome. He was concerned that the swoosh would soon appear dated, but acknowledged that these types of design statements enabled the City's architectural phases to be read. He approved of the curved mast arm as it added grace to the design and noted that they would create a

series of arches over the street.

Mr. Smiley recommended that 25% of the bulb should face up towards the swoosh.

The Committee agreed.

Commissioner Freebairn-Smith asked if there were provisions for graffiti treatment.

Mr. Smiley replied that the dark green color was similar to the touch up paint Muni generally used to cover graffiti. He stated that the color issue had been given careful consideration which is why the apple green was limited to an accent. He was confident that the palette would not date too quickly.

Commissioner Gatti said that it was visually effective to use variations on a color theme, rather than solid blocks of color. He provided the Embarcadero as an example.

Commissioner Freebairn-Smith expressed concerns that the suspended street signage would be poorly organized. He recommended a pendant hanging system.

Mr. Smiley replied that this would fall within Caltrans and DPT's design standards.

Motion to approve the 3rd Street Light Rail Lighting Design, Phase 3 with the following conditions:

1. The 25% of the bulb face up towards the swoosh
Motion: Meyer
Vote Unanimous

2. The traffic signage elements hang as a pendant attachment
Motion: Freebairn-Smith
Vote for: Freebairn-Smith, Gatti, Cochran
Opposed: Meyer

3. The swoosh be approved as apple green
Motion: Freebairn-Smith
Vote for: Freebairn-Smith, Gatti, Meyer
Opposed: Cochran

4. **JUVENILE HALL REPLACEMENT PROJECT**
PHASE 2

Ms. Gonchar introduced the project and reviewed the Committee's comments from the previous meeting.

Chris Bigelow, Project Manager, DPW BOA reported that changes to the facade had occurred in response to concerns expressed by the Committee as well as the Juvenile Probation Commission. He reported that the Planning Commission and State Historic Preservation approval process had been initiated.

Mark Ryan, Project Architect, Design Partnership presented an animated sequence indicating the transition between public and secure areas. He explained why the

enclosed stairwell and landing that had projected from the front of the facility had been recessed. He noted that the small gathering space in front of the existing facility had been moved closer to the entry plaza and that the external stairs and ramps would have a gentler gradient. Shading devices will be installed across the middle of glass facade, which will help control the amount of direct sunlight falling into the lobby work areas. Select glazing panels will incorporate a sandblasted motif designed by the artists and the architectural team. Mr. Ryan reported that they were still working within the proposed family of colors, however he had exchanged the lavender with a rich plum. He also presented a swatch of the salmon color of the existing facility and explained that it would complement the addition's colors.

Kate Keating and Associates presented the signage package and identified the locations. The signs will be fabricated from precast concrete and metal.

Mr. Ryan described the housing units' elevations and explained that the exterior will receive an animated pattern of alternating glass and block.

Pat O'Brien, Project Landscape Architect presented an overview of the planting palette. She described how the hillside needed to relate to the existing palette as well as needing to present pleasing views to neighboring Laguna Honda. The hillside will feature evergreen species, establishing additional eucalyptus within a hydroseeded field. Additional tree planting will also occur along the service road and around the playing field. The front will have a more ornamental appearance with deciduous trees such as Liquid Amber. Tall decorative grasses will be planted in the terraces in the front of the existing building.

Commissioner Cochran considered the palette appropriate for the site. She particularly liked the use of the terraces as they helped create a softer entry statement. She was concerned that the windy location would adversely affect the Liquid Amber.

Ms. O'Brien replied that the Friend's of the Urban Forest had confirmed the use of the Liquid Amber.

Commissioner Freebairn-Smith liked the correspondence between the front of the facility and the existing growth at the rear. He was impressed with the architectural materials and planting palette.

Commissioner Gatti also approved of the combinations of colors and textures. He liked the spilt face rock application but asked for more information about the relevance of the material.

Mr. Ryan clarified that the rock was found locally. He explained that the public area at the front of the building would have a glass clad steel frame, while the bulk of the secure area to the rear of the building would be concrete and would feature the rock. The darker rock would be used to help the western facade visually recede.

Commissioner Cochran asked how they could prevent skateboard damage.

Mr. Ryan replied that while the front retaining walls would have a gentle slope and would receive a rough broom finish, metal clips could be used as an additional deterrent.

Commissioner Meyer thought the design was good and noted that it was a difficult assignment. He commented that he would have considered white as a color option, however he was content with plum. He particularly liked the way the entrance portal framed the path of travel into the facility.

Motion to approve the Juvenile Hall Replacement Project, Phase 2

Motion: Freebairn-Smith
Vote: Unanimous

5. **St. MARY'S UTILITY GARAGE**
PHASE 2

Ms. Gonchar reviewed the Committee's previous comments and noted that they had requested more information about how the elevations would be viewed from Pine Street.

Alan Ward, Project Architect, DPW BOA explained that they had responded to the Commissioners' comments by shielding the street side facade with additional planting. He also presented the revised louver placement. The eastern portal will be round, while the rest will be rectangular. He explained that a roof exhaust assisted the louvers. The preferred materials included cream stucco walls and either dark blue or green louvers and trims.

Commissioner Meyer felt that the louvers were awkwardly positioned and that it would be preferable to see them located within the shadow of the roof overhang.

Mr. Ward noted that they had to be aware of the homeless population when preparing the planting plan, as they did not want to create an attractive nuisance.

Commissioner Freebairn-Smith stated that while he would prefer to see the street enlivened as a result of the project, he was aware that there was little pedestrian activity along this area.

Commissioner Cochran wished to see more information about the landscaping plan and palette.

Mr. Ward replied that more specific information could be presented at the next meeting. He cautioned that additional planting immediately around the restrooms could create an attractive nuisance with the homeless.

Motion to approve the St. Mary's Garage Utility Restrooms Phase 2 with the following contingencies:

1. The landscaping plan be submitted at Phase 3
2. The air vents at the rear be restricted to a band within the shade line
3. The doors and louvers be painted green

Motion: Meyer
Vote: Unanimous

6. **MISSION STEUART HOTEL**
PHASE 2

Ms. Gonchar reported that Commissioners Cochran and Meyer had reviewed the most recent design modifications. She acknowledged that the changes had been made in response to the recommendations made by the Commissioners at the previous meeting.

Clark Manus, Project Architect, Heller Manus and Associates summarized the revisions and presented a booklet containing the developed designs.

Ms. Gonchar reported that Commissioner Freebairn-Smith had submitted a motion for approval that contained a number of contingencies regarding treatment of the vent shaft and activation of the northern facade.

Commissioner Freebairn-Smith stated that he was particularly concerned about the northern facade's relationship to the waterfront and the Ferry Building and Justin Herman plaza.

Commissioner Meyer suggested that MUNI should be encouraged to approve, build and finance the vent shaft screen.

Doug Wright, consultant to the Muni Development Corporation, agreed that the vent shaft screen was of great importance to the project and that it was in best interest of all concerned parties to ensure that it was built. He stated that he was confident that additional funding could be found to pay for it. He discussed how the northwestern corner could be enhanced by a small cafe concession run by the nonprofit Market Street Railway Company. He noted that the areas designated to the Muni operators' restrooms and fire access would restrict anything more substantial.

Commissioner Freebairn-Smith said that Muni was obliged to deliver the site to the developer impediment-free. While the hotel would be able to survive on its Mission/ Steuart axis, the site and the adjacent properties would clearly benefit from a well-designed retail outlet or cafe concession on the hotel's northern facade.

Commissioner Meyer asked if it was absolutely necessary to include the restrooms on that particular corner.

Lars Ericson, Project Manager, Emerald Fund replied that the operators were not willing to negotiate the location. He added that the developer fully endorsed the relocation or screening of the vent shaft. However, it was out of their scope of work and they were not willing to assume financial responsibility for it.

Commissioner Meyer raised the issue of the organ pavilion, which in his view increased the need to address the vent shaft issue.

Mr. Ericson agreed that removal or screening of the vent shaft was of the highest priority and that he hoped that the Committee could help facilitate the implementation process. However, he cautioned that if the Committee's approval was contingent on the removal of the shaft or the inclusion of the screen, it would be difficult to seek

fiscal support for the development.

Commissioner Cochran requested that the approval be contingent on modifications to the internal courtyard wall, as per the Committee's request at the previous review. She noted that the presentation booklet had inconsistently represented this section.

Mr. Manus agreed that the wall would be designed to the Committee's specifications.

Commissioner Freebairn-Smith agreed to compose a letter requesting MUNI to assume responsibility for relocating or screening the vent shafts.

Motion to approve the Mission Steuart Hotel Phase 2 on the conditions that:

1. The eastern side of the interior court yard wall be changed to red brick
2. The option to relocate the vent shaft be further explored
3. That in the event that the vent shaft can not be removed then the enclosure designed by the project architects should be built around it

Motion: Freebairn-Smith
Vote for: Freebairn-Smith, Cochran, Meyer
Vote against: Gatti

7. **DECAUX PUBLIC SERVICE RESTROOM PROJECT ADMINISTRATIVE PHASE 1, 2 & 3**

Ms. Gonchar introduced the proposal to the Committee and explained that staff generally reviewed these projects. However, as many of the 13 proposed kiosks were in prominent locations the project had been brought to the Committee's attention. She identified a possible conflict with an existing artwork on the corner of King and Fourth Streets.

Jake Szeto, Project Manager, DPW replied that Decaux were willing to move the kiosk further north in order to better accommodate the artwork.

Ms. Gonchar stated that the relocation of the kiosk would need to be done in consultation with the artist and Public Art staff.

Commissioner Gatti suggested that the Norman Foster designed kiosk previously approved by the Committee would be more appropriate for the South of Market district.

The Commissioners agreed to approve the locations on the condition that they could select the type of kiosk from the 3 previously approved Decaux designs. They requested that Decaux submit more detailed information about each site for further presentations.

Motion to approve the Decaux Public Service Kiosk Program for Administrative Phase 1, 2 & 3 on the condition that:

1. Decaux will present more detailed photographic renderings of the proposed sites for future proposals

2. That the kiosk at the corner of Fourth and King be moved further north away from the existing artwork

Motion: Freebairn-Smith
Vote: Unanimous

8. **GOLDEN GATEWAY EMERGENCY GENERATOR ADMINISTRATIVE PHASE 1, 2 & 3**

Motion to approve the Golden Gateway Garage Emergency Generator for Administrative Phase 1, 2 & 3

Motion: Freebairn-Smith
Vote: Unanimous

Revision Date: 030101

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday, March 19, 2001

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

THE FOLLOWING ITEMS ARE SUBJECT TO DISCUSSION AND POSSIBLE ACTION WHICH MAY INCLUDE: MOTIONS OF RECOMMENDATION TO APPROVE PHASE(S) UNDER REVIEW OR A COMBINATION OF PHASE(S), RECOMMENDATION TO APPROVE WITH CONTINGENCIES, RECOMMENDATION TO DISAPPROVE, RECOMMENDATION TO DEFER APPROVAL. (PHASE 1 DESIGN CONCEPT; PHASE II DESIGN DEVELOPMENT WITH COLORS AND MATERIALS; PHASE III FINAL APPROVAL).

Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **MISSION STUART HOTEL**
PHASE 2
(Phase 2 approved with contingencies 02/26/01)
Clark Manus, Project Architect, Heller Manus Architects

II. **4th STREET BRIDGE EQUIPMENT MODULE**
PHASE 1, 2 & 3
(Phase 1, 2 & 3 reviewed 01/22/01)
Bob Nist, DPW BOA

III. **DOWNTOWN PEDESTRIAN SIGNAGE PROJECT**
Review of proposed new signage color
(Phase 1, 2 & 3 approval 09/18/00)
Chris Bigelow, DPW BOA

IV. **FOREST HILL STATION ACCESSIBILITY UPGRADE**
Administrative Review
Lisa Chow, Project Manager, MUNI

V. **CIVIC DESIGN COMMITTEE POLICY MEETING**

VI. **ADJOURNMENT**

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SAN FRANCISCO ARTS COMMISSION

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REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, March 19, 2001

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Minutes

The meeting commenced at 3:15 p.m.

I. **Role Call:**

Commissioners present: Andrea Cochran, Stanlee Gatti, Rod Freebairn-Smith William Meyer

Staff present: Rich Newirth, Nancy Gonchar, Susan Gray

II. **MISSION STEUART HOTEL PHASE 2**

Nancy Gonchar, Deputy Director, Arts Commission opened the meeting and provided a brief summary of the Committee's comments regarding the project's Phase 2 approval. She noted that the motion to approve Phase 2 had been withdrawn from the March full Commission agenda as the language regarding the conditions under which the approval would be granted needed to be revised by the Committee.

The discussion was continued until Commissioner Freebairn-Smith's arrival at the meeting.

III. **MOTION TO APPROVE LETTER DRAFTED TO MICHAEL BURNS, GENERAL MANAGER, MUNI**

Ms. Gonchar reported that a letter had been drafted to Michael Burns requesting Muni to take responsibility for the screening and relocation of the hotel's vent shafts.

The discussion was continued until Commissioner Freebairn-Smith's arrival at the meeting.

IV. **DOWNTOWN PEDESTRIAN SIGNAGE PROJECT.**
Review of proposed new signage color.

Steven Shotland, Senior Planner, Planning Department introduced the project to the Committee. He explained that he had been developing the project in association with Chris Bigelow, Project Manager, DPW BOA. He discussed that the new Cornelius system replaced the original SOM proposal and that these changes had been approved by the Committee under the condition that the dark blue base and gold text color scheme originally specified by SOM would be retained for the Market Street corridor. Mr. Shotland reported that the Port also intended to implement the Cornelius system along the Embarcadero utilizing a slightly different color scheme that included a platinum and dark blue. He asked the Commissioners if they wished to establish a standard system for the city. He concluded his presentation by stating that it was Planning's intention to

establish a standard citywide way-finding system.

Commissioner Meyer stated that he preferred the gray to the gold.

Commissioner Cochran asked if the gold was used elsewhere in the City.

Mr. Shotland replied that the gold was predominantly used on the light posts in the Market Street corridor.

Commissioner Cochran agreed that gray was more appropriate and contemporary.

Commissioner Gatti stated that Market Street was an established and well defined area and that the blue and gold theme should be maintained.

Mr. Shotland replied that if DPW and the Port implemented different systems, planning problems could arise in the area where Market Street met the Embarcadero. He noted that different signage color schemes might confuse pedestrians.

Commissioner Gatti replied that this situation did not differ from the way that the light posts changed styles at Market Street and the Embarcadero.

Mr. Shotland stated that Planning and DPW were seeking to have a single design with consistent colors that the Port agreed with. The compromise worked out with the Port was to use dark blue on the sign post, with platinum for the text and details. This would be used throughout the Downtown Wayfinding system and the signage on Port property, continuing along Market Street, as well as north and south of Market Streets. Mr. Shotland suggested the compromise of the dark blue from the Planning/DPW design and the platinum for the details as it would be easier to implement, manage, and maintain as a single color scheme. It would also be easier for pedestrians to use as a wayfinding system to use one consistent design and color scheme. He noted that DPW was committed to maintaining the system. However, maintaining a number of different color combinations would make this task much more difficult.

Commissioner Gatti replied that too many of the city's design considerations where compromised by DPW's poor maintenance standards and advocated establishing a different color identity for each neighborhood.

Mr. Shotland replied that the different areas would include Market Street, the Financial District, Union Square, the Civic Center, Yerba Buena Gardens and the Embarcadero.

Commissioner Gatti stated that as the project expanded across the city, each district's color scheme would be required to be reviewed by the Committee.

The discussion was continued until Mr. Bigelow's arrival at the meeting.

V. FOURTH STREET BRIDGE EQUIPMENT MODULE PHASE 1, 2 & 3

Ms. Gonchar explained that the Commissioners had reviewed the project in January and that had suggested four options for the utility building. These included concealing it underneath the bridge; removal of the mass of wiring attached to the top of the building; retain the current position with the replacement module matching the existing design and placing the building in a less obtrusive location.

Mr. Nist reported that they would retain the location with the design matching the existing architecture.

Motion to approve the Fourth Street Bridge Equipment Module, Phase 1, 2 & 3

Motion: Meyer
Vote: Unanimous

VI. FORREST HILL STATION ACCESSIBILITY UPGRADE Administrative Phase 1, 2 & 3

Ms. Gonchar reported that Civic Design staff had reviewed the material and that the project involved standard ADA modifications to an existing facility.

The Committee agreed that projects of this scale and scope could be reviewed administratively.

Motion to approve the Forrest Hill Station Accessibility Upgrade, Administrative Phase 1, 2 & 3

Motion: Cochran
Vote: Unanimous

VII. DOWNTOWN PEDESTRIAN SIGNAGE PROJECT. Review of proposed new signage color

Continued discussion.

Mr. Bigelow arrived at 3:30 p.m. and reported that DPW was scheduled to maintain the downtown area while the Port would be responsible for the Embarcadero. He stated that it was still unclear who would be responsible for the other areas as the project expanded across the rest of the city.

Commissioner Meyer asked if the additional color scheme would impact the initial production costs. He asked how many signs would be installed for this stage of the project.

Mr. Bigelow replied that they were planning on installing 30 signs. However, as the project expanded fabrication and maintenance costs would increase significantly if different colors were utilized. He noted that the grant funding the project had to be expended by January 2002 and that the project could not afford further production schedule delays. He also expressed concerns that the system would fail without a unifying and easily identifiable color scheme.

Commissioner Gatti remarked that in his opinion different colors for each area could actually help define neighborhoods.

Mr. Bigelow replied that failed systems in other cities provided contrary evidence. He noted that the City had limited resources to coordinate such a complicated system.

Commissioner Gatti asked how many signs were planned by the Port at this stage of the project.

Dan Hodapp, Senior Port Planner replied that they would be installing 9 units.

Mr. Bigelow asked how the colors could be established for each neighborhood.

Commissioner Gatti replied that this could be established by using the existing street lights as a key.

Commissioner Freebairn-Smith arrived at 3:45 p.m.

Mr. Shotland and Mr. Bigelow agreed to identify the additional locations for the signage installations, including information regarding color schemes based on the existing light poles. The revised map will be presented to the Civic Design Committee for review and approval.

Motion to approve the Downtown Pedestrian Signage Project with the approval subject to the following conditions:

1. That the deep blue and gold color scheme previously approved by the Committee be applied to Market Street

2. That the deep blue and platinum color scheme be applied to the Embarcadero

Motion: Meyer
Vote: Cochran, Gatti, Meyer

MISSION STEUART HOTEL
PHASE 2

MOTION TO APPROVE LETTER DRAFTED TO MICHAEL BURNS, GENERAL MANAGER, MUNI

Continued discussion

The Committee agreed that the draft letter should be revised with input from Doug Wright.

Commissioner Meyer asked if the developer had expressed concerns that the vent shaft would be a condition of the approval.

Commissioner Freebairn-Smith stated that it was the Committee's objective to arrive at a mechanism where the northern facade could be enlivened. He identified the need to relocate the restrooms as they prevented any retail opportunities from developing along that facade. He also reported that the community had expressed concerns that the hotel had its back turned to the street. He concluded his remarks by stating that MUNI's management of the site was simply unacceptable. He added that every effort should be made to ensure that the approval did not punish the developer, as it was not the developer's responsibility to correct MUNI's mistakes.

Commissioner Gatti asked if the Committee had the ability to request these changes from MUNI at this late stage in the project.

Commissioner Freebairn-Smith replied that MUNI had failed to deliver the site to the developer. He described the current screen as something that one would expect to see in an alley.

Commissioner Gatti stated that the Committee's disapproval could not be based on the vent shaft's current location as this was a Planning Department issue.

Ms. Gonchar suggested that the Committee request that Michael Burns to appear before the Committee to discuss the matter further.

Mr. Manus stated that if MUNI were to proceed with the improvements to the vent shaft area, the site would be able to generate greater revenues for MUNI.

Commissioner Cochran agreed that a letter should be submitted to MUNI clearly stating the Arts Commission's conditions for approval and that Mr. Burns should be asked to appear before the Committee.

Mr. Manus stated that the developer has a great deal of equity invested in the project and that they would support the Committee's recommendations. However, he cautioned that the developer's interests in the project may be quelled if this approval bound the developer to the conditions for approval.

Ms. Gonchar suggested that the Committee could approve Phase 2, with Phase 3 approval withheld until the special conditions had been met.

Motion to approve the Mission Stuart Hotel Phase 2 (as per the drawings submitted to the Committee on 2/26/01) with the approval subject to the following conditions:

1. The eastern side of the interior court yard wall be changed to red brick
2. That MUNI be urged to relocate the Muni operator restrooms
3. That MUNI be urged to finance and implement the vent shaft screen
4. That MUNI be urged to eventually relocate the vent shaft

Motion: Meyer
Vote For: Meyer, Freebairn-Smith, Cochran
Vote against: Gatti

Motion to withhold Phase 3 approval of the Mission Stuart Hotel until MUNI presents a plan to the Committee to finance and implement the screen and to relocate the Muni operator restrooms and ultimately relocate the vent shaft.

Vote: Unanimous

Commissioner Gatti noted that while he voted against the project, he had voted in favor of the letter as he believed that it fell within the Committee's jurisdiction to make these demands.

Commissioners Freebairn-Smith and Meyer agreed to draft a letter to Mr. Burns stating the Committee's conditions for approval of the project.

Mr. Manus stated that he would be available to review the draft material.

VIII. CIVIC DESIGN COMMITTEE POLICY MEETING

Ms. Gonchar suggested that the Committee may prefer to prioritize the review of projects in order to make better use of the committee's time and to expedite the review process for smaller projects.

Mr. Newirth stated that larger projects such as SFO and the San Francisco Zoo were clearly more important than small pump station equipment modules. He suggested that the Committee could allocate discussion time on each agenda.

Commissioner Gatti suggested that the agenda's order should indicate a project's priority.

Commissioner Meyer suggested that smaller projects should be reviewed first, with larger projects reviewed under separate special meetings.

The meeting concluded at 4:45 p.m.

Revision Date: 040201

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday, April 23, 2001

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **SAN BRUNO COUNTY JAIL REPLACEMENT PROJECT PHASE 1 & 2**
(Phase 1 approved 12/15/97)
Discussion: 30 minutes
James Cheng, Project Manager, DPW

II. **MOTION TO APPROVE THE LETTER DRAFTED TO MICHAEL BURNS, GENERAL MANAGER, MUNI**
(Proposal reviewed 03/19/01)
Discussion: 30 minutes

III. **ADJOURNMENT**

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SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, April 23, 2001

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:10 p.m.

I. **Role Call:**

Commissioners present: Andrea Cochran, Stanlee Gatti, Rod Freebairn-Smith, William Meyer

Staff present: Rich Newirth, Nancy Gonchar, Susan Gray

2. **San Bruno County Jail Replacement Project Phase 1**

James Cheng, Project Manager, DPW introduced the project to the Committee. He explained that the cost of the original design was estimated to be $154 million. However, the Mayor's Office had directed DPW to bring the project in under $115 million and the notice to proceed with the new design contract was issued in October 2000.

Michael Wang, Senior Associate, Kaplan McLaughlin Diaz identified the changes to the design. The administration, parking and housing areas had been compressed by

30% and the building had been reoriented to face the wetlands to the south. He noted that while they had removed the vehicle storage area, the vehicular circulation would remain the same with all cars approaching from the south and all prisoners entering under a covered sally port. He explained that the existing jail would be demolished under a separate contract. Mr. Wang concluded his comments by stating that they aimed to present the project for Phase 2 approval in May and Phase 3 in June.

Tom Wornson, Project Architect, Kaplan McLaughlin Diaz presented a rendering indicating the massing of the housing unit and administration buildings. He described the housing unit as the largest building mass and explained that it will retain its clover leaf configuration. He noted that its glass facade would be the focal point of the facility. The glazing will feature a horizontal stripe pattern in ceramic frit while the rest of the facade will be concrete. Each of the two stories will be divided into two tiers in the same way as the downtown jail. The administration center will accommodate visitation, administration, intake, kitchen and laundry facilities. He reported that it had been significantly reduced in size and will be positioned adjacent to the housing unit. The administration lobby will feature a glass facade and canopy. However, variations in colored concrete block will be used to create a pattern throughout the rest of the administration building's exterior and will provide a sharp contrast to the housing unit.

Commissioner Meyer asked if there would be a hallway behind the glass facade in the housing units.

Mr. Wornson replied that the glass facade will differ from the downtown jail as it will be separated from the cells by machinery and equipment.

Mr. Wang noted that the machinery would still allow light to fall into the prison.

Commissioner Freebairn-Smith stressed that the Committee had expressed concern about the site's topography when they initially reviewed the project. He noted that if the building's design was inflexible then the best way to approach the project was to ensure that the building would blend into the landscape. He asked how the parking areas could be better integrated into the design. Commissioner Freebairn-Smith concluded his comments by stating that he was aware that there was increasing national concern about the design of these types of facilities and that the more the budget was restricted, the less human the building would become.

Commissioner Gatti asked if Commissioner Freebairn-Smith had any comments relative to the choice of materials.

Commissioner Freebairn-Smith stated that he would prefer something less industrial as it would soften the building's appearance to the adjacent residential area.

Mr. Wang replied that the fire code placed strict restrictions on combustible materials such as wood.

Commissioner Meyer liked the formal geometry and was interested in the way the hard surfaces and shapes related to the environment. However, he wished to see more cohesion between the two structures and considered the use of earth tones to be a weak attempt to integrate the building into the landscape.

Mr. Wornson agreed, however he had concerns about creating a formal modernist box.

Commissioner Meyer asked about the landscaping

Sheriff Michael Lavigne stated that the landscaping had been removed from the project during the budget cuts, however the irrigation system would still be included so that the plants could be installed by staff at a later stage

Commissioner Cochran agreed that there should be more continuity between the buildings, but cautioned that too much white block would appear austere. She noted that the landscape plan had not included a grading plan.

Mr. Wornson replied that there was little change in gradient to indicate.

Mr. Wang noted that they had moved the footprint away from the wetland as a form of mitigation.

Commissioner Cochran asked if the greenhouse gardening project would remain on location.

Sheriff Lavigne replied that it would continue and that it was one of their most successful projects.

Commissioner Cochran stated that it would be helpful to have the fence line included in the drawings. She was concerned that the fence would look harsh if there was no landscaping.

Commissioner Gatti stated that he was comfortable with the location and orientation. He agreed that the colors were inappropriate. He was also concerned about the fence and asked for more information.

Sheriff Lavigne replied that the internal fence curved in while the external one cantilevered out.

Commissioner Gatti asked if the exterior fence could be covered with ivy.

Mr. Wang replied that they typically kept the fence clear for security reasons. However, shrubs could be planted two feet back from the fence.

Commissioners Freebairn-Smith and Meyer asked about lighting.

Mr. Wornson replied that it would be illuminated with standard security components.

Ms. Gonchar asked Mr. Cheng to explain why art enrichment was not included in the project.

Mr. Cheng replied that the Board of Supervisors had waived art enrichment as it was understood to be part of the cost cutting measures needed to bring the project within budget.

Mr. Newirth was concerned that the situation could set a dangerous precedent.

Commissioner Gatti requested that a letter be issued to the Board informing them they could not make arbitrary decisions relative to the art enrichment mandate.

Ms. Gonchar noted that it was unfortunate that the City Attorney that had drafted the revised legislation was not aware of the art enrichment conditions and did not contact Deputy City Attorney Miriam Stombler.

Mr. Newirth clarified that the original project was not required to include art enrichment as it was to be funded by a private developer. However, when the project funding was replaced with the City funds, the new contract's language relative to art enrichment had not been adjusted to state the requirement. He stated that the Zoo, through the Board of Supervisors attempted to reduce the art enrichment requirement at the Zoo. He concluded, stating that the requirement should be pointed out and emphasized to the City Attorney, the Mayor's Budget Analyst, the Board of Supervisors' Budget Analyst and to all City departments.

3. **Motion to Approve letter Drafted to Michael Burns, General Manager, Muni**

Ms. Gonchar reported that the draft letter to Michael Burns had been revised by the Committee and had been reviewed by Doug Wright and Clark Manus.

The Committee agreed that they were not comfortable with Mr. Manus's changes to the draft and requested stronger language regarding the restrooms and vent shaft relocation.

Ms. Gonchar stated that the changes would be made and that the letter would be signed by Commissioner Gatti.

The meeting concluded at 4:00 p.m.

Revision Date: 050201

[ACCESSIBILITY INFORMATION | Civic Design Committee Index| Meetings Index]

SAN FRANCISCO ARTS COMMISSION

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MAY 18 2001
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CIVIC DESIGN REVIEW COMMITTEE

Monday, May 21, 2001

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

THE FOLLOWING ITEMS ARE SUBJECT TO DISCUSSION AND POSSIBLE ACTION WHICH MAY INCLUDE: MOTIONS OF RECOMMENDATION TO APPROVE PHASE(S) UNDER REVIEW OR A COMBINATION OF PHASE(S), RECOMMENDATION TO APPROVE WITH CONTINGENCIES, RECOMMENDATION TO DISAPPROVE, RECOMMENDATION TO DEFER APPROVAL. (PHASE 1 DESIGN CONCEPT; PHASE II DESIGN DEVELOPMENT WITH COLORS AND MATERIALS; PHASE III FINAL APPROVAL).

Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **SAN BRUNO COUNTY JAIL REPLACEMENT PROJECT PHASE 1 & 2**
(Phase 1 approved 12/15/97)
Discussion: 30 minutes
James Cheng, Project Manager, DPW

II. **ADJOURNMENT**

[ACCESSIBILITY INFORMATION | Civic Design Committee Index| Meetings Index]

SAN FRANCISCO ARTS COMMISSION

30

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, May 21, 2001

3:00 p.m.

25 Van Ness Ave, Suite 70

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

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JUN - 1 2001

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Minutes

The meeting commenced at 3:05 p.m.

I. **Role Call:**

Commissioners present: Andrea Cochran, Stanlee Gatti, Rod Freebairn-Smith

Commissioners absent: William Meyer

Staff present: Richard Newirth, Nancy Gonchar, Susan Gray

II. **San Bruno County Jail Replacement Project Phase 1 & 2**

James Cheng, Project Manager, DPW introduced the project and explained that the design team had responded to the comments expressed by the Committee at the last meeting.

Michael Wang, Senior Associate, Kaplan McLaughlin Diaz provided a power point presentation of the revised proposal. He commenced the presentation by identifying the existing facility, access points and footprint of the new buildings. In response to Commissioner Cochran's request to review the gradation plan, he provided information about the site's topography and indicated the areas at the eastern end of the campus that needed to be filled to create space for the new building. Mr. Wang also provided information regarding the facade's monochromatic color scheme and materials' palette. A light colored, heavily textured CMU will be used for the upper level, while a darker split face block will be applied to the middle areas. Gunmetal gray glazed ceramic tile will be featured at the lower level and around the entry lobby. He noted that the curved glass wall around the lobby will be more defined, consisting of a blue-green glass with aluminum framing. Striped ceramic frit blue-green glazing will be used on the housing units. He provided images of the new fencing and explained that the landscaping improvements included hydro-seeding the embankments with drought resistant grasses.

Commissioner Freebairn-Smith asked how the parking areas would appear at night.

Mr. Wang replied that they will be well lit.

Commissioner Freebairn-Smith asked if the community had approved the new design.

Mr. Wang replied that the design team had made a presentation to the San Bruno City Council and that the design was well received.

Commissioner Freebairn-Smith was concerned that the site needed more landscaping improvements. He stated that the more needed to be done to mitigate the jail's appearance to the community.

Sheriff Michael Lavigne stated that large trees and bushes presented security problems and that the community's main concern was the provision of adequate illumination around the facility during the evening.

Commissioner Freebairn-Smith asked if recreational areas could be provided for staff.

Sheriff Lavigne replied that staff were not permitted to leave the facility during their breaks. He noted that it was the department's intention to provide a more humane environment and that hydro-seeded area would create a colored carpet around the facility.

Commissioner Cochran asked if some low level planting could be provided at the entrance.

Mr. Wang replied that this would be addressed.

Commissioner Freebairn-Smith asked if their was the opportunity to allocate a pleasant outdoor space for visitation or contact areas.

Sheriff Lavigne replied that there was less emphasis on visitation at this particular facility as the majority of the residents were short term.

The Committee agreed that the design had improved.

Motion to approve the San Bruno County Jail Replacement Project Phase 1 & 2

Motion: Cochran
Vote: Unanimous

The meeting concluded at 3:30 p.m.

Date: 050301

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SAN FRANCISCO ARTS COMMISSION

AGENDA

CIVIC DESIGN REVIEW COMMITTEE

DOCUMENTS DEPT.
JUN 15 2001
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Monday, June 18, 2001

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **CHLOROMINE CONVERSION PROJECT PHASE 1**
Discussion: 30 minutes
Patty Mallet, Project Manager, PUC

II. **SAN FRANCISCO ZOO QUARANTINE & HOLDING FACILITIES PHASE 1**
Discussion: 30 minutes
John Aikin, Director of Design, SF Zoo

III. **SAN BRUNO COUNTY JAIL REPLACEMENT PROJECT PHASE 3**
(Phase 1 approved 05/21/01)
Discussion: 15 minutes
James Cheng, Project Manager, DPW

IV. **METRO EAST MAINTENANCE & OPERATIONS FACILITY ADMINISTRATIVE PHASE 3**
(Phase 2 approved 09/18/00)
Discussion: 15 minutes
John Fong, Project Manager, Muni

V. **Adjournment**

[ACCESSIBILITY INFORMATION | Civic Design Committee Index| Meetings Index]

SAN FRANCISCO ARTS COMMISSION

30

01

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, June 18, 2001

3:00 p.m.

25 Van Ness Ave, Suite 70

San Francisco 94102

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Minutes

The meeting commenced at 3:10 p.m.

I. **Role Call:**

Commissioners present: William Meyer , Rod Freebairn-Smith, Barbara Stauffacher Solomon

Commissioners absent: Andrea Cochran, Stanlee Gatti

Staff present: Nancy Gonchar, Susan Gray

Nancy Gonchar, Deputy Director, Arts Commission opened the meeting and welcomed Commissioner Stauffacher Solomon to the Committee.

II. **Chloromine Conversion Project**
Phase 1

Patty Mallet, Project Manager, PUC introduced the project to the Committee and explained that the proposal involved establishing new facilities at three separate locations: Sunol Valley, Harry Tracey and Pulgas Temple. The facilities are similar in design and function, which is why they were being reviewed simultaneously. Chloromine is considered a safer and more stable disinfectant. She reported that the new facilities were required in order to meet the new drinking water regulation standards.

Mike Pierron, Project Architect, BOA presented the designs to the Committee. He commenced his discussion with the Harry Tracey facility. He stated that the design intention was to integrate the new structure into the existing campus which was designed in the seventies. The walls will have concrete reveals and aluminum windows. He noted that the chemical storage and pumps will be housed inside the facility but will be visible from the exterior. The rear wall will serve as a retaining wall.

John Thomas, Project Landscape Architect, BOE identified how the landscaping plan will focus on native plant restoration and will include California Buckeye and Red Bud.

Mr. Pierron then presented the Sunol design and stated that the the mechanical area will be housed under an open canopy. The surrounding chain link fence will be vinyl coated.

Mr. Thomas reported that the landscaping will include another restoration effort with the addition of oak trees to help screen the facility.

Mr. Pierron concluded his presentation with the Pulgas Temple Dechlorination facility. He noted that it will be centered away from the existing historic building area. The facility will be unmanned, so the design objective was to keep everything inside the facility which will consist of concrete wall and a metal roof.

Commissioner Freebairn-Smith inquired about the art enrichment funds for the project.

Ms. Mallet reported that the PUC had met with Jill Manton, Program Director, Public Art and that they had agreed to pool the funds for the three projects. The funds will be redirected to an artwork project that will be installed in the more public area near the water temple.

Commissioner Freebairn-Smith described how the water temple exemplified Beaux Arts design. He stated his concern that simplifying the adjacent utility buildings and screening them with landscaping was an easy approach. He asked if a heritage design specialist had been consulted for the project.

Ms. Mallet replied that it would be impossible to build the facility in the Beaux Arts manner and still meet all the necessary functional requirements. She noted that the facility was off limits to the public which eliminated the need to create an elaborate design.

Commissioner Freebairn-Smith asked about site planning and mitigation.

Ms Mallet replied that the mitigation will be performed through the native plant restoration on each site. She noted that the land use issues had been predetermined and approved by the necessary environmental regulatory agencies before being presented to the Committee.

Commissioner Stauffacher Solomon was concerned that the design needed more attention. She stated that if it were to be a simple cube structure it needed to be elegantly proportioned.

The Commissioners agreed.

Motion to approve the Chloromine Conversion Project: Harry Tracey and Sunol buildings Phase 1. The Committee requested resubmission of the Pulgas building.

Motion: Freebairn-Smith
Vote: Unanimous

III. **San Francisco Zoo Quarantine & Holding Facilities**
Phase 1

John Aikin, Director of Design, SF Zoo presented the project to the Committee. He briefly summarized the project's history and stated that the current designs will be in keeping with the design standards established in the Zoo' s redevelopment master plan. The proposed facilities will consist of five different structures that are located in three different micro sites. The hoof stock areas will entail the remodeling of the existing structures. The bird holding area will require a new barn structure with an enclosed mesh yard. The walls will be wood and the shingles black asphalt. The fencing will be constructed from recycled plastic product.

Commissioner Meyer asked if this was a more appropriate material than lumber.

Mr. Aikin replied that it was manufactured from recycled plastic bags and that it suited the Zoo's cleaning schedule. He stated that a sample would be presented at the Phase 2. He continued his description of the project, and explained that the primate holding area will include solid CMU walls with boards and batten finishes. He noted that it was important to keep this area secure as humans were susceptible to the same diseases as the primates. The roof will be asphalt shingle. The animal hospital area will involve some simple modifications and improvements to the existing structure. The hospital's existing doors will be maintained as they were a WPA design.

Commissioner Freebairn-Smith asked if there were provisions for improvements to the pedestrian areas.

Mr. Aikin replied that this will be covered by another aspect of the Zoo's redevelopment.

Commissioner Freebairn-Smith stated that he was generally comfortable with the proposal, but that it was important to see the weaving together of each design component.

Motion to approve the San Francisco Zoo Quarantine & Holding Facilities Phase 1.
Motion: Freebairn-Smith
Vote: Unanimous

IV. **San Bruno County Jail Replacement Project**
Phase 3

James Cheng, Project Manager, DPW reported that there were no major changes to the Phase 2 design that was approved by the Commissioners previously.

Michael Wang, Senior Associate, Kaplan McLaughlin Diaz provided a power point presentation that summarized the proposal

Motion to approve the San Bruno County Jail Replacement Project
Phase 3

Motion: Freebairn-Smith
Vote: Unanimous

V. **Metro East Maintenance & Operations Facility**
Administrative Phase 3

Ms. Gonchar reported that staff had reviewed the drawings and specifications and that there were no significant changes to the design.

The Commissioners agreed to approve the project.

Motion to approve the Metro East Maintenance & Operations Facility, Phase 3

Motion: Freebairn-Smith
Vote: Unanimous

The meeting concluded at 4:45 p.m.

Date: 062801

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SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday, July 16, 2001

3:00 p.m.

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TEMPORARY MEETING LOCATION

4th Floor Conference Room

Bureau of Architecture

30 Van Ness Ave

San Francisco 94102

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **MISSION STEUART HOTEL**
Phase 3
(Phase 2 approved with revised contingencies 03/19/01)
Discussion: 15 minutes
Clark Manus, Project Architect, Heller Manus

2. **MUNI MMX Platform Modifications**
   Project Status Report
   (Phase 1 & 2 disapproved 6/21/99)
   Discussion: 15 minutes
   Don Chee, Project Manager, Muni

3. **CHURCH STREET PEDESTRIAN IMPROVEMENTS LANDSCAPING PLAN**
   Phase 1, 2 & 3
   Discussion: 15 minutes
   John Ricker, Project Manager, Peaceful Streets

4. **ZOO AFRICA EXHIBIT**
   Phase 1
   Discussion: 30 minutes
   John Aiken, Director of Design, SF ZOO

5. **ZOO QUARANTINE & HOLDING EXHIBIT**
   Phase 2 & 3
   (Phase 1 approval 06/18/01)
   Discussion: 15 minutes
   John Aiken, Director of Design, SF ZOO

6. **CHLOROMINE CONVERSION PROJECTS**
   Pulgas Dechloramination Phase 1
   (Phase 1 review 06/18/01)
   Sunol & Harry Tracey Phase 2
   (Phase 1 approval 06/18/01)
   Discussion: 30 minutes
   Patty Mallet, Project Manager, PUC

7. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

DOCUMENTS DEPT.
FEB 18 2004
SAN FRANCISCO PUBLIC LIBRARY

Monday, July 16, 2001

TEMPORARY MEETING LOCATION

4th Floor Conference Room

Bureau of Architecture

30 Van Ness Ave

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:15 p.m.

I. **Role Call:**

Commissioners present: Andrea Cochran, William Meyer , Rod Freebairn-Smith, Stanlee Gatti, Barbara Stauffacher Solomon

Staff present: Nancy Gonchar, Susan Gray

Nancy Gonchar, Deputy Director, Arts Commission opened the meeting and reported that the Mission Steuart Hotel will be continued to the next Civic Design Agenda.

2. **MUNI MMX Platform Modifications**
Project Status Report

Ms. Gonchar stated that the project was initially reviewed by the Committee in June 1999, where the Commissioners had not approved the new platforms and had requested that Muni explore modifications to the existing platforms.

Don Chee, Project Manager, Muni provided a PowerPoint presentation of the new platform designs to the Committee and stated that the new F-Line extension to Fisherman's Wharf had proved successful. He explained that Muni would extend the vintage car service to stops existing at Folsom, Brannan, 4th & King and Pac Bell Park. He identified the reasons why the existing MMX platforms could not be modified to accommodate the service. This is predominantly due to the fact that the vintage street cars only have single set of doors located at the rear of the car, meaning that two low level boarding platforms as well as two accompanying ADA accessible ramps will be required on either side of the track at each each stop. These new access points will be integrated into the existing median strip. The architectural finishes will be the same as the existing platforms. He noted that four palm trees will need to be relocated in order to accommodate the additional boarding areas. He stated that he had submitted the Art Enrichment Report.

Commissioner Stauffaucher Solomon expressed concerns about the tree removal.

Mr. Chee replied that the tree removal permit had already been approved and that the trees will be acquired by the San Brubo Jail.

Commissioner Gatti stated that Muni appeared to have made every effort to accommodate access to the streetcars within the existing platforms.

Commissioner Meyer was comfortable with the approach and locations, however he wished to see further development of the railing design.

Mr. Chee suggested that they use the railing design that the Committee had approved for the existing PacBell Park platforms.

The Commissioners agreed.

Commissioner Freebairn-Smith was also concerned about the tree removal. He hoped that there would be a minimal amount of impact on the City's landscaping investment. He noted that the wheelchair ramps may be the most appropriate option as the City had a poor record of maintaining the ADA lifts on Market Street.

Mr. Chee confirmed that this was the case.

Commissioner Cochran agreed that the palm trees were an important urban design statement and that she would like to see Muni explore other options.

Commissioner Gatti replied that he did not see any other choices.

Jim Hass, South Beach Tenants Association stated that the Community was happy with the proposal as it would significantly improve the quality of access to the area. He noted that the service would eventually be connected to the Presidio.

The Committee recommend that the project be reviewed for Phase 1, 2 & 3 approval at the next meeting.

ZOO AFRICA EXHIBIT
Phase 1

Don Alameida, Project Manager, DPW BOA introduced the project to the Committee. He provided an update of the other Zoo project's and reported that the educational center was now open to the public.

John Aiken, Director of Design, SF ZOO explained that the while the area would suggest an African savanna the architecture will be in keeping with the existing California coastal approach that was established in the Zoo's master plan. He presented the designs for the giraffe and hoof stock barns, which included the standard material palette of recycled plastic fencing, asphalt shingles and board and batten finishes. The transfer doors in the giraffe enclosure will need to be 18 ft high. Public access to the area will be gained through a tunnel connecting to the entry village. The tunnel will include an observation area.

Brian Miller, CLR Architecture reported that as the buildings will be predominantly used for animal husbandry and they needed to be utilitarian in design.

The Commissioners were impressed with the design and the approach.

Commissioner Freebairn-Smith asked if the Art Enrichment allocation had been identified.

Mr. Aikens replied that it will go to areas predetermined in the Zoo's master plan.

Motion to approve the Zoo's Africa Exhibit, Phase 1

Motion: Freebairn-Smith
Vote: Unanimous

3. **ZOO QUARANTINE & HOLDING EXHIBIT**
Phase 2 & 3

Mr. Aiken reported that the design was in keeping with the design approved by the Committee at the last meeting.

Bill Hecker, Project Architect, Portico Group presented the materials board which included a fiberglass waffle roofing material for the Aviation Conservation area. He noted that this particular building appeared slightly more open and modern in design, however this was necessary to meet the bird's habitat requirements The accents on all the buildings will be silver and ochre. The roofing will be asphalt shingles and the fencing will be recycled plastic.

Commissioner Gatti appreciated the effort to provide a consistent design throughout the facility.

Commissioner Freebairn-Smith was concerned that the aviary would look too

different, however he understood the rational behind the design. He also appreciated the effort to use materials that would be in keeping with the Zoo's maintenance procedures.

Motion to approve the Zoo's Quarantine and Holding Exhibit, Phase 2 & 3

Motion: Freebairn-Smith
Vote: Unanimous

4. **CHLOROMINE CONVERSION PROJECTS**
Harry Tracey Phase 2

Carolyn Chui, Project Manager, PUC presented the project to the Committee.

Mike Pierron, Project Architect, DPW BOA reported that the design had changed in response to the Commissioner's comments at the last meeting. He stated that he simplified the form into a simple box with a curved awning that would accommodate truck access to the facility. The colors included a more muted olive and dark gray which will appear more integrated into the landscape.

Commissioner Meyer suggested that there should be greater color separation between the two colors, or that they should be kept the same.

Commissioner Stauffaucher Soloman agreed and suggested that the building should be more honest and utilitarian.

Commissioner Freebairn-Smith said that it would be best if the building did not call attention to itself.

Commissioner Cochran liked the proposal.

Sunol & Harry Tracy Phase 2

Mr. Pierron reported that he chain link fence will have a green vinyl coating. The columns will be blue and the concrete will be gray. The facility's open design had not changed since the last presentation.

The Committee like the approach and especially liked the exposed tanks.

Pulgas Dechloramination Phase 1

Bonnie Ng, Landscape Architect, DPW BOE reported that the landscaping will aim to restore the existing area, which she described as a California oak woodland. Additional planting will help screen the facility and she noted that the existing arrangement of trees will easily lend itself to this approach.

Mr. Pierron reported that the facility would be barely visible and that the design was reduced to a simple geometry with a metal roof that would extend over the truck loading area.

Commissioner Freebairn-Smith was concerned about the use of the land in this area

and suggested that the facility be located in area far from the water temple. He explained that the temple was intended to celebrate water within the landscape and that the proposed facility did little to support it's historic importance.

Ms. Chui replied that the dechlormination process was the last step in purification process before the water was released which meant that it needs to be relocated near the temple.

Commissioner Freebairn-Smith disagreed and stated that if it could not be positioned in another location, then the City should be investing in better architecture.

Commissioner Cochran shared Commissioner Freebairn-Smith's concerns. However she said that she was comfortable with the project on the condition that the screen was an existing part of the landscape. He asked if anything could be done to place the building below grade.

Commissioner Stauffaucher Solomon agreed and suggested a planted roof or an enclosing birm.

Mr. Pierron noted that most of the facility was already below grade.

Lesley Wong, Project Engineer, DPW BOE replied that they could not go any further down because of ground water located below grade. She said that they had done everything they could to tighten the facility into smaller parcel.

Commissioner Gatti stated that he did not find the building anymore offensive than the power and telephone lines that invaded the area.

Commissioner Cochran asked if the planting plan would be diversified.

Ms. Ng replied that she has included a number of diffrent species in order to diversify.

Ms. Chui replied that PUC had done everything possible to exercise extreme caution with the site and that they were proceeding with EIR approval.

The Committee agreed to approve the project on the condition that the colors be darker and more muted to blend into the landscape.

Motion to approve the Dechloromination Facility
Harry Tracy and Sunol Phase 2 & Pulgas temple Phase 1

Motion: Gatti
Against: Freebairn-Smith

The meeting concluded at 5:30 p.m.

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

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Monday, August 20, 2001

3:00 p.m.

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San Francisco 94102

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

1. SFIA, TAG Aviation USA, Inc. Hangar Addition Phase 1 & 2
   Scott Holland, Project Architect, Design ARC

2. Pulgas Dechloramination Facility Phase 2 (Phase 1 approved 7/16/01)
   Edmund Shum, Project Architect, DPW/BOA
   Bonnie Ng, Landscape Architect, DPW/BOE

3. Muni Third Street Light Rail Phelps and Keith Substations Phase 3 (Phase 2 approved 7/19/99)
   TJ Lansang, Project Engineer MUNI

4. Muni Third Street Light Rail Safety Fence
   Informational Presentation

5. Treat Street Clubhouse Project Phase 2 & 3 (Phase 1 approved 11/20/00)
   Nelson Szeto, Project Architect, DPW/BOA
   John Thomas, Project Landscape Architect, DPW/BOE

6. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, August 20, 2001

DOCUMENTS DEPT.
FEB 18 2004
SAN FRANCISCO PUBLIC LIBRARY

MEETING LOCATION

Suite 70 Conference Room

25 Van Ness Ave

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:05 p.m.

I. **Role Call:**

Commissioners present: Andrea Cochran, Rod Freebairn-Smith, Stanlee Gatti (to arrive late)

Staff present: Rich Newirth, Nancy Gonchar, Kress MacLaren

Commissioner Freebairn-Smith opened the meeting by announcing that he would chair the meeting until the arrival of Commissioner Gatti. The meeting agenda was amended so that discussions on items I and II (the SFIA, TAG Hanger Addition Phase 1 & 2, and the Pulgas Dechloramination Facility Phase 2) would follow the last three agenda items.

2. **Muni Third Street Light Rail Phelps and Keith Substations, Phase 3**

Ms. Gonchar stated that Phase 2 of the project was approved in October 1999.

T.J. Lansang, Project Engineer, MUNI presented the platform designs for the four substations planned for the Third Street Light Rail. He explained that MUNI would be seeking Phase 3 approval for the Phelps and Keith Substations.

Jorge Alfaro reported that there were no significant changes from the design approved during the second phase of planning for the Keith Substation. The only notable change is the addition of a pre-fabricated fence that would encompass the building. The fence would be dark green.

Mr. Alfaro provided information on the Phelps Street Station. The station, which is custom designed, features a flat roof, with stucco and brick veneer to blend with surrounding buildings. Small changes include a short fence that will enclose the building. There will also be improved landscape.

Commissioner Freebairn-Smith asked what plans were made for landscape systems (i.e. sprinklers, timers, etc.). He expressed concern about the maintenance of the grounds, especially if the landscape fails.

Mr. Alfaro replied that the station would have full-time maintenance. Martha Ketterer, Landscape Architect, DPW/BOE added that the plan calls for the use of easy growing plant material. They will also provide one year of maintenance to encourage the start-up of the landscaping.

The commissioners agreed that the review was consistent with Phase 2 plans, but would postpone voting until the late arrival of Commissioner Gatti.

3. **Muni Third Street Light Rail Safety Fence**

Informational Presentation

Bill Gamlen, Project Manager, MUNI provided information on a fence to be placed on a retained, cut structure to ensure pedestrian safety by keeping people from the retained cut and overhead wires. The station, located between LaCont and Mead Avenues, would use the same fence that has been approved for the Substations on Third Street. He stated that they are considering a galvanized metal for the fence.

Commissioner Cochran stated that she supports the use of a galvanized metal.

Commissioner Freebairn-Smith inquired about the community's input on the issue of the proposed fence.

Mr. Gamlen replied that they had gone to the community, and that there had been no negative response to the fence.

Commissioner Freebairn-Smith asked if the fence would be consistent with the rest of the corridor.

Mr. Gamlen stated that the design is consistent.

Commissioner Freebairn-Smith raised the issue of the platform as a hostile pedestrian environment. He invited MUNI to consider proposals that could resolve this issue. Additionally, he added that the SFAC strives to serve the public as well as the departments working with Civic Design and Art Enrichment.

4. **Treat Street Clubhouse Project , Phase 2 & 3**

John Thomas, Project Landscape Architect, DPW/BOE provided an overview of the plans for the park. Members of the community named the park, Parque de Ninos Unidos, and the landscape will follow a Central and South American theme. Park trees will include Jacandas, Evergreen Pears, Maytens, Queen and Windmill Palms. There will be sitting areas along dividing walls, as well as bench seating. A garden, pavillion area and playground are planned. The play equipment may include a brightly colored preschool-aged structure, and a school-aged structure made with nets (pending ADA approval). Black and blue matting will cover the playground, with sand areas for play. Isis Rodriguez will do a tile project for the park's Art Enrichment element. Security lighting will be installed.

Commissioner Gatti arrived at 4:00 p.m.

Mr. Thomas noted that the Department of Recreation and Parks recommended that the "turf" area be laid with an artificial ground covering.

Nelson Szeto, Project Architect, DPW/BOA announced that he would be taking over the Clubhouse Project. He noted that no significant changes were made from Phase 1, and referred to Brooke LaBrota for further detail.

Mr. LaBrota noted that the building has a full view of the park. The roof will be metallic, and will have zinc, embossed cladding around the exterior. The color schemes remain consistent with those presented in Phase 1.

Commissioner Cochran expressed support of the overall landscape and building design. She noted that Evergreen Pears don't always grow well. She also stated that she could not support the use of artificial "turf."

Commissioner Gatti objected to the color selection for the preschool-aged play equipment. Noting that children are concerned with the form of the structure, not the color, he did not support the use of bright colors. Also, he disagrees with the colors chosen for the building. He feels that recent projects have been drawn to Southwestern color schemes not native to San Francisco.

Commissioner Freebairn-Smith asked whether the color choices were community driven.

Mr. Thomas replied that the community did not select the colors.

Commissioner Freebairn-Smith asked how the park plans to deal with graffiti.

Mr. Thomas replied that the stucco walls would have integrated color in a light sand finish. Paint matching the walls will be provided to cover graffiti damage.

Commissioners Gatti and Freebairn-Smith agreed that they could not support the use of artificial grass.

Commissioner Cochran suggested that they reconsider the used of blue and black matting in the playground area.

Motion to approve the Treat Street Clubhouse, Phase 2 & 3, with the exception of the use of artificial ground covering in the area designated for "turf."

Motion:Cochran

Vote: Unanimous

Motion to approve the Muni Third Street Light Rail Phelps and Keith Substations, Phase 3.

Motion: Freebairn-Smith
Vote: Unanimous

5. **SFIA, TAG Aviation USA, Inc. Hangar Addition , Phase 1 & 2**

Scott Holland, Project Architect, Design ARC presented the plan for the 25,000 square foot executive aircraft hanger located at the south side of the San Francisco International Airport. The plan calls to add additional offices, Scott Holland, Project Architect, Design ARC presented the plan for the 25,000 square foot executive aircraft hanger located at the south side of the San Francisco International Airport. The plan calls to add additional offices, storage space, restrooms and a staircase, adding 3,000 square feet to the one story metal structure. The plan extends the smooth, vertical siding. Other major elements include an enclosed stairway. The public side of the building that faces the bay has been landscaped.

Motion to approve the SFIA, TAG Aviation USA, Inc. Hanger Addition, Phase 1 & 2.

Motion:Freebairn-Smith

Vote: Unanimous

6. **Pulgas Dechloramination Facility, Phase 2**

Edmund Shum, Project Architect, DPW/BOA presented the project changes made after the Phase 1 review. The paved parking area was changed to include more landscaped tree areas. He presented the colors for the building.

Bonnie Ng, Landscape Architect, DPW/BOE elaborated on the additional trees by noting that they plan to use mixed evergreens and oaks which are easily maintained.

Commissioner Gatti stated that the landscape was good and that he would have approved it during Phase I. He feels that the color selection is questionable, but he supports the plans.

Commissioner Cochran agreed with Commissioner Gatti.

Commissioner Freebairn-Smith voiced his strong, fundamental objection to the project. He stated that site planning should have started long ago. Now that it is late in the planning progress, he stated that he would vote on the issue brought before the committee during this phase of planning.

Motion to approve the Pulgas Dechloramination Facility, Phase 2.

Motion:Cochran

Vote:Unanimous

7. The meeting concluded at 4:35 p.m.

SAN FRANCISCO ARTS COMMISSION

REVISED CIVIC DESIGN REVIEW COMMITTEE

DOCUMENTS DEPT.
FEB 18 2004
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Monday, September 17, 2001

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **Mission Steuart Hotel, Phase 3**
(Phase 2 approved 3-19-01 with contingencies)
Clark Manus, Heller Manus Architects

2. **San Francisco Zoo, Savanna Hoofstock and Giraffe Barns, the Africa! Project, Phase 2, John Aikin, Curator of Planning & Design, SF Zoo**
(Phase 1 approved 7-16-01)

3. **MUNI MMX Platform Modification, Phase 1 & 2**
Don Chee, Project Manager, MUNI
Roggerio Bittencourt, DPW-BOA

4. **Downtown Pedestrian Signage Project Information Presentation**
   (Revised Phase 1, 2, 3 approved with contingencies 3-19-01)

5. **St. Mary's Garage Utility Restrooms, Phase 3**
   Allan Ward, Project Architect, DPW-BOA
   (Phase 2 approved with contingencies 2-26-01)

6. **Chloromine Conversion Projects**
   Harry Tracy & Sunol Valley Facilities, Phase 3
   (Phase 2 Approved 7/16/01)
   Edmund Shum, DPW-BOA
   Bonnie Ng, DPW-BOE

7. **Other Business**

8. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, September 17, 2001

DOCUMENTS DEPT.
FEB 18 2004
SAN FRANCISCO PUBLIC LIBRARY

MEETING LOCATION

Suite 70 Conference Room, 3:00 P.M.

25 Van Ness Ave

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:05 p.m.

I. **Role Call:**

Commissioners present: Andrea Cochran, Barbara Stauffacher-Soloman, Rod Freebairn-Smith, William Meyer
Staff present: Richard Newirth, Nancy Gonchar, Jessica Goodson

The agenda was amended so that Item 5, St. Mary's Garage Utility Restrooms Phase 3, was stricken from the agenda.

2. **Mission Steuart hotel, Phase 3**

Clark Manus, Heller Manus Architects, provided an overview of changes to the plans for design of the Mission Steuart hotel, and Laura Spanjian, MUNI Policy Director, spoke on behalf of General Manager Michael Burns to address the Arts Commission's

prior concerns, particularly in regards to the design and construction of an enclosure for the above-ground ventilation shaft on Steuart Street.

Mr. Manus stated that changes would occur to the eastern façade to include a brick band in lieu of the cast stone band described in earlier plans. Additionally, a monumental canopy will be constructed over the pedestrian entrance in lieu of three canopies previously planned.

Ms. Spanjian explained that the MUNI operator restrooms would not be relocated. She stated that MUNI has identified the location on Steuart next to the F-Line turnaround as the most convenient for its operators. She emphasized that MUNI favors keeping the restrooms separate from hotel operations because requiring MUNI operators to enter hotel premises could encourage mingling and complications in terms of access to the building.

Ms. Spanjian stated that MUNI would not relocate an above-ground ventilation shaft on Steuart Street adjacent to the Mission Steuart hotel, but that MUNI would commit to design and construct an enclosure in conjunction with the Arts Commission and Heller Manus Architects. She stated that MUNI has already demonstrated its financial commitment to the project, and that they are cognizant of and sensitive to the impact of the enclosure design on the hotel. She acknowledged that the enclosure should be compatible with the design of the hotel.

Commissioner Stauffacher-Soloman asked Mr. Manus to identify the location of the ventilation shaft.

Mr. Manus complied.

Commissioner Meyer stated that the point of discussion was to show a possible enclosure for the ventilation shaft and to clarify how it will happen and how it will be financed.

Ms. Spanjian outlined two major concerns: (1) the design of such an enclosure will take time, and (2) the minimum cost of such an enclosure is $200,000.00, while the best design would cost between $500,000.00 to $1,000,000.00 to construct. Ms. Spanjian suggested that within the next couple of months, an MOU be drafted between the Arts Commission, and MUNI to define the criteria, timeline, and financing for the design and construction of such an enclosure. She stated, again, that MUNI is making a commitment to design and construct such an enclosure. Finally, Ms. Spanjian encouraged Commissioners to separate the approval for the final phase of the Mission Steuart hotel and the enclosure of the ventilation shaft. She offered to conduct a long-term study if necessary.

Commissioner Meyer opened the floor for public comment.

A member of the public stated that he believes it is not fair to delay progress on the Mission Steuart hotel due to the ventilation shaft, because the shaft is on MUNI property, not on hotel property. He asked Commissioners to approve the final phase of the Mission Steuart hotel.

Commissioner Meyer closed public comment.

Commissioners Stauffacher-Soloman, Cochran, and Meyer had no argument so long as a memorandum was drafted to include the following points:

1. MUNI makes funds available for the enclosure within thirty (30) days of the time the developer takes control of the land.

2. MUNI defines a budget between $250,000.00 and $500,000.00 for design and construction of the enclosure.

3. MUNI defines criteria for the enclosure consistent with input from Heller Manus Architects, Arts Commission staff, and the City Attorney's office, the final design of which will be reviewed and approved by the Arts Commission.

4. MUNI will complete construction of the enclosure to coincide with completion of the Mission Steuart hotel.

Commissioner Freebairn-Smith thanked Michael Burns for the attention he has given to the Arts Commission's concerns. He added that, in contrast to Mr. Erikson's statement, the Arts Commission does not seek to delay the progress of the Mission Steuart hotel project. He stated that it is the Arts Commission's intent to both recognize the value of the hotel as well as support MUNI. He stated that the Arts Commission is acting in the interest of San Franciscans, and that the Arts Commission seeks to mitigate any detriment to the hotel that could result from a lack of attention to its northern side.

Michael Cohen from the City Attorney's office recommended that the MOU focus more on simply securing funding and less on the timeline for completion of the shaft enclosure.

Commissioner Meyer disagreed, insisting that MUNI make funds available within 30 days of the time the developer takes control of the land. Otherwise, he feared that completion of the shaft enclosure would not coincide with completion of the hotel. Commissioner Meyer stated that the first payment should cover the cost of the shaft enclosure.

Ms. Spanjian stated that she was reluctant to commit $250,000.00 because the money may be tied up in completed jobs that have not been paid. She preferred to commit $200,000.00 to the shaft enclosure.

Commissioner Meyer responded, maintaining that MUNI should budget between $250,000.00 and $500,000.00 for the shaft enclosure. He stated that it should take highest priority.

Commissioner Freebairn-Smith pledged continued involvement in the development of the northern side of the hotel. He stated that the current environment, a MUNI turn-around, is not ideal. He claimed that the northern side would become a back alley to the hotel if it was given over to public transit with no retail development.

Motion to approve the Mission Steuart hotel, Phase 3, including changes noted by Heller Manus Architects.

Motion: Meyer

Vote: Unanimously Approved

Motion to direct MUNI, in conjunction with Arts Commission staff, Heller Manus Architects, and the City Attorney's office, to draft an MOU that addresses the four points outlined above.

Motion: Meyer

Vote: Unanimously Approved

3. **San Francisco Zoo, Savanna Hoofstock and Giraffe Barns, the Africa! Project, Phase 2**

Paul Majka, Zoo Deputy Program Manager, outlined the plans for the barns. The barn materials will consist of wood siding (Plywood T111), wooden windows and doors, composite shingle roof, clear-stained cedar and redwood, and industrial lighting that is consistent with the arts & crafts style used throughout the zoo.

Commissioner Meyer opened the floor for public comment. Seeing none, he closed public comment.

Commissioners Cochran and Stauffacher Solomon offered no argument.

Commissioner Freebairn-Smith asked if the arts allocations were flowing in a way that the Zoo is pleased with the Arts Commission.

Mr. Majka replied that the Zoo staff is very satisfied, and that it has been a pleasure working with the Arts Commission.

Commissioner Freebairn-Smith asked if the funds for art enrichment had been made available.

Mr. Majka replied yes. He stated that a project identified as "Split Mound" is under management of Arts Commission staff, namely project manager Susan Pontious.

Motion to approve San Francisco Zoo, Savanna Hoofstock and Giraffe Barns, the Africa! Project, Phase 2.

Motion: Freebairn-Smith

Vote: Unanimously Approved

4. **MUNI MMX Platform Modification, Phase 1 & 2**

Nancy Gonchar, Deputy Director of the Arts Commission, reminded the Commissioners that prior concerns related to the MUNI MMX Platform modification were the removal of palm trees and consistency of the rail design with that at PacBell Park.

Don Chee, MUNI Project Manager, presented the platform designs for the MMX Platform modification. He explained that the platforms at Folsom, Brannan, PacBell (2nd Street & King), and the CalTrain depot (4th Street & King) will have railings that match the existing safety rail at the PacBell platform. Mr. Chee introduced Roggerio Bittencourt, DPW-BOA, to explain the platform designs.

Mr. Bittencourt explained that the platform materials and paint palette would remain the same. He stated that the design includes a platform of granite and sandblasted concrete and painted safety rails. The bars on the rail are flat, consistent with the rails at PacBell Park.

Commissioner Meyer opened the floor for public comment. Seeing none, he closed public comment.

Commissioner Cochran stated that the design looked consistent, and that other than her concern over the removal of palm trees along the Embarcadero, she was satisfied with the modification.

Commissioner Freebairn-Smith expressed his concern that the Arts Commission be able to respond to any inquiry about tree removal with mitigating information, i.e. 'the minimum number of trees were removed.'

Mr. Chee responded that MUNI had the approval from the South Beach Neighborhood group and had secured proper permits to remove the trees.

Commissioner Cochran asked if the palms would be relocated.

Martha Ketterer, DPW-BOE, stated that Rec & Park would take the palm trees.

Motion to approve MUNI MMX Platform Modification Phase 1 & 2.

Motion: Cochran

Vote: Unanimous

5. **Downtown Pedestrian Signage Project**

Informational Presentation

Ms. Gonchar stated that the Arts Commission met in March to discuss the colors for downtown pedestrian signage, and at the time Commissioner Gatti requested different colors for each neighborhood. Ms. Gonchar distributed copies of a downtown grid to each commissioner. The grid was labeled with numbered squares to represent the location of each pedestrian sign. She stated that it had been determined that the signs on Market Street would be painted blue with gold text, and the remainder of the downtown signage would be painted blue with silver text. It was noted that blue and silver are particularly appropriate for the Embarcadero/Port area of downtown.

Commissioner Freebairn-Smith stated that he is part of the anti-visual clutter/anti-billboard movement, and that he would prefer to be consistent with the design of

pedestrian signage. He said that the signs are for newcomers to San Francisco, and that while it may be intended to be amusing and jovial, the use of too many colors could be confusing. He stated that the use of color should reflect a system of signage.

Commissioner Stauffacher Solomon agreed, stating that the simpler and cleaner the design, the better.

Rich Newirth, Director of Cultural Affairs, stated that it was Commissioner Gatti who wanted to tie the signage to current district colors. Mr. Newirth also stated that for the time being this project will remain confined to the downtown area, hence the colors are limited to blue, gold, and silver.

Commissioner Meyer stated that pedestrian signage is not the same as signage with directional information, that its design need not be as systematic.

Ms. Gonchar asked for direction from the Commissioners. She stated that a motion had been passed and that the new colors were in accordance with that motion.

As an aside, Ms. Gonchar related to the Commissioners that Howard Lazar, Program Director, Street Artist Program, has been asked to relocate street artists to make way for pedestrian signage. Ms. Gonchar asked Commissioners to be cognizant of the fact that the Arts Commission will not move any of the street artists. The downtown locations are already highly contentious because they are the most profitable spaces.

Commissioners agreed that street artist spaces should not be affected by the downtown signage program. Additionally, the Commissioners requested that the project managers of the Downtown Pedestrian Signage Project should submit to the committee detailed signage location maps indicating that no signs were closer than 5' to any street artist space. The Commissioners confirmed the color choice for pedestrian signage.

6. **Chloromine Conversion Projects**
   Harry Tracy, Pulgas & Sunol Valley Facilities, Phase 3

   Commissioner Meyer asked if any changes had been made to the facilities.

   Edmund Shum, DPW-BOA, and Bonnie Ng, DPW-BOE, stated that there were no changes.

   Motion to approve Chloromine Conversion Projects/Harry Tracy, Pulgas and Sunol Valley Facilities Phase 3.

   Motion: Meyer

   Vote: Unanimous

7. **Adjournment**
   Meeting was adjourned at 4:50.

SAN FRANCISCO ARTS COMMISSION

30

/01

CIVIC DESIGN REVIEW COMMITTEE

Monday, October 15, 2001

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

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I. **BARBARY COAST TRAIL**
PHASE 1,2 & 3
Bob Nist, Project Manager BOA DPW
Daniel Bacon, Executive Director, Barbary Coast Trail

II. **JUVENILE HALL REPLACEMENT PROJECT**
REVIEW OF PREVIOUSLY APPROVED DESIGN, PHASE 1 & 2
(Phase 2 approved 2/26/01)
Chris Bigelow, Project Manager BOA DPW
Mark Ryan, Project Architect, Design Partnership

III. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, October 15, 2001

DOCUMENTS DEPT.
FEB 18 2004
SAN FRANCISCO PUBLIC LIBRARY

MEETING LOCATION

Suite 70 Conference Room, 3:00 P.M.

30
5/01

25 Van Ness Ave

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:10 p.m.

1. **Role Call:**

   Commissioners present: Stanlee Gatti, Barbara Stauffacher Solomon, William Meyer , Andrea Cochran, Rod Freebairn-Smith (to arrive late)

   Staff present: Nancy Gonchar, Rommel Taylor

2. **Barbary Coast Trail Kiosk**

   Ms. Gonchar introduced Daniel Bacon of The San Francisco Historical Society. She stated that they were seeking a phase 1,2 & 3 approval for a kiosk in downtown San Francisco.

   Daniel Bacon, Executive Director of the Barbary Coast Trail, part of the San

Francisco Historical Society, gave a brief history of the Barbary Coast Trail and presented the scheme for the information kiosk project. He explained that the Barbary Coast Trail is an approximately 3.8 mile path that begins near 5th and Mission streets in front of the Old Mint building and terminates at Aquatic park. The trail is marked by bronze medallions imbedded in the side walk that denote historic sites and guides the participant to the next location. Mr. Bacon explained that the single-occupant kiosk would provide printed as well as audio guides. Mr. Bacon has identified three potential sites (listed in order of preference):

1. 865 Market Street (in front of the San Francisco Center) between 4th and 5th streets
2. Hallidie Plaza in front of the Bank of America at Market and Powell (near the cable car turnaround)
3. 88 5th Street (in front of the Old Mint) between Mission and Mint streets

Mr. Bacon informed the committee that he had submitted the three options to DPW to obtain an encroachment permit. Option 3 (88 5th street) was rejected. Options 1 and 2 were accepted as potential sites.

Mr. Bacon concluded by explaining that the aesthetic qualities of the design were inspired by the Victorian heritage of San Francisco. He was very interested in representing the "old" San Francisco by using specific architectural forms and ornamentation.

Commissioner Gatti asked what materials would be used for construction.

Mr. Bacon replied that the kiosk would be a combination wood and steel frame on a metal plate floor.

Commissioner Meyer asked if the Department of Building Inspection (DBI) would allow a wood structure in a public right of way.

Mr. Bacon replied that his project was under the purview of the Department of Public Works(DPW), Bureau of Street Use and Mapping , not DBI.

Commissioner Meyer asked who was the architect.

Mr. Bacon replied that the architect was Edward Kaplan of Kaplan Architects.

Commissioner Cochran commented that the structure had an impermanent feel to it. Ms. Cochran also questioned the level of maintenance required for the kiosk because of the wood construction and need for periodical repainting.

Mr. Bacon replied that it would require significant maintenance. The Barbary Coast Trail would be responsible for general maintenance.

Commissioner Stauffacher Solomon commented that the project was a little too cute. Ms. Stauffacher Solomon felt that it was a 'Disneyfication' of the San Francisco architectural heritage and objected to the aesthetics of the design.

Mr. Bacon explained that he wanted to capture the history of San Francisco in

miniature.

Commissioner Freebairn-Smith arrives at 3:20 p.m.

Commissioner Freebairn-Smith apologized for arriving late and missing the initial presentation. Mr. Freebairn-Smith asks why a roman revival architectural vocabulary with Greek overtones was chosen for this project.

Mr. Bacon explained that he wanted to use an architectural style that literally responded to the Victorian heritage of San Francisco. This would afford the visitor an obvious visual connection to San Francisco's history.

Commissioner Gatti expressed strong dissatisfaction with the design and agreed with Commissioner Stauffacher Solomon's comments about the 'Disneyfication' of San Francisco's architectural heritage. Mr. Gatti also felt that a Market Street location was ideal for a information kiosk, but not this particular design. Mr. Gatti suggested that Mr. Bacon examine other precedents of urban furniture and kiosks, like the JC Decaux newsstands. Mr. Gatti strongly felt that the presented scheme had too much superfluous symbology and ornament. He suggested developing a scheme with less detailing and more subdued colors.

Commissioner Cochran asked if changing to a more simple color scheme would be appropriate. She suggested a dark green. Ms. Cochran also expressed concern that the presented scheme looked like a doll house and that it didn't seem to have any contextual significance.

Commissioner Freebairn-Smith commented that simply changing the color or simplifying the shape would not necessarily be a successful solution. Mr. Freebairn-Smith stated that the danger is that it might become too simple.

Mr. Bacon reemphasized his desire for the design to relate very specifically to the Victorian heritage of the city. He explained that the Barbary Coast Era spans a time frame from the Gold Rush to about 1906. This is the specific era he is trying to capture in the design. The kiosk is thematic in nature.

Commissioner Stauffacher Solomon agreed that the project is thematic and asked if there was another Victorian aesthetic that he could capture. For example, a greenhouse. Ms. Stauffacher Solomon expressed that this would still fall within the desired time frame while using a more modern material palette.

Commissioner Gatti felt that the commission could not support the kiosk as presented. Mr. Gatti expressed that a phase 1,2 &3 motion was not appropriate at this time.

Commissioner Meyer asked if the square footage was too generous.

Mr. Bacon replied that aside from accommodating one employee, adequate space for storage of printed material as well as the audio guide equipment would be required. The square footage had been minimized to only what was necessary .

Commissioner Gatti asked each commissioner to give final comments to Mr. Bacon.

Mr. Gatti asked that the commissioners attempt to give specific comments which would assist Mr. Bacon in pursuing a more acceptable design direction.

Mr. Bacon remarked that he is not married to the design and that it could be revised.

Commissioner Stauffacher Solomon suggested that Mr. Bacon explore the possibilities of the green house aesthetic. It would satisfy the 'period' issue and would employ a more modern material palette.

Commissioner Meyer suggested that the design evoke the spirit of the Barbary Coast without mimicking the past. It should be a contemporary translation of the flavor of that era.

Commissioner Cochran suggested that Mr. Bacon carefully reconsider the materiality. The kiosk shouldn't look or feel like a dollhouse. Ms. Cochran added that the design should blend harmoniously into the streetscape.

Commissioner Freebairn-Smith expressed that the architectural language used in the presented scheme belongs to a monumental scale of architecture and doesn't quite work in miniature. Mr. Freebairn-Smith asked it there was a kiosk design precedent from the Barbary Coast era that could be used. If so, a replica of an authentic period kiosk might be more appropriate or design something completely contemporary.

Commissioner Gatti agreed with Mr. Freebairn-Smith, that if a literal connection with the era was still desired, it would be more appropriate to replicate a 'period ' kiosk. Mr. Gatti however felt that a modern design would enhance the streetscape more effectively. Mr. Gatti cited the kiosk designs for the Smithsonian Museum as precedents. The design is very sophisticated and modern. Mr. Gatti commented that if the content is worthwhile and historical it can be distributed from a contemporary design. Mr. Gatti felt that the potential sites were acceptable except for Option 3 (Old Mint).

3. **Juvenile Hall Replacement Project, Review of Previously Approved Phase 1&2**

Ms. Gonchar introduced the project and explained that the committee will review a revision to a previously approved design.

Chris Bigelow, Project Manager, DPW BOA, briefly revisited the scope and design of the previously approved scheme. Mr. Bigelow explained that the previosuly approved scheme was still a possibility and would be considered an additive alternate pending the acquisition of additional funds. Mr. Bigelow then briefly described the scope of the revisions. Mr. Bigelow explained that the design presented today would be considered the new base bid scheme.

Mark Ryan, Project Architect, The Design Partnership, presented the new base bid scheme. Mr. Ryan explained that the Civic Design Review was getting the first opportunity to comment on the revised design before they present to a special division of the San Francisco Planning Department. Mr. Ryan explained that with the revised design, they strived to maintain the overall integrity of the original design idea (i.e. maintaining an open public face, maintaining views from public spaces and creating a graceful and welcoming entry sequence). Mr. Ryan also expressed a desire

to retain the differentiation of resident spaces and nonresident spaces through the use of material and architectural vocabulary. Mr. Ryan emphasized that the revisions significantly changed the character of the 'public' face of the building. Mr. Ryan continued to explain that there were certain programmatic elements that were present in the previously approved scheme that added functionality to the building but were not required by law. These elements included the separate chapel and lobby. A separate visitation area was required. Mr. Ryan. explained that these programmatic elements were initially located in the glass building of the previously approved scheme and have been reduced and compressed into a smaller entry building toward the back of the site. In the empty space where the glass building used to be, a new entry plaza has been created which incorporates both hard and softscape to denote the entry. A new accessible path has been created to negotiate the approximate 16 ft. grade change from street to the new entry building.

Commissioner Freebairn-Smith asked if the sally port configuration had changed.

Mr. Ryan replied that it had not. They were required to maintain the agreed upon transport separation between secure and nonsecure areas.

Chris Bigelow asked Mr. Ryan to address the design revisions in relation to how it affected the art enrichment projects.

Mr. Ryan pointed out that there where three areas that were to receive art enrichment projects:
1. in the housing units
2. at the glazing of the entry building
3. in the chapel

Mr. Ryan explained that the only art enrichment project that would be effected would be the piece that was proposed for the chapel. Since the chapel is now combined into a multipurpose room, the placement of the art will need to be reconsidered.

Commissioner Gatti commended the architects on the revised design. Mr. Gatti was impressed with the solution and also felt that the entry access was much improved from the previously approved scheme.

Commissioner Stauffacher Solomon felt the revised design was fine. However, the renderings seemed elusive. Ms. Stauffacher Solomon asked if the curved wall could be completely removed and expressed with softscape.

Mr. Ryan replied that it was important to maintain a consistent architectural gesture.

Commissioner Meyer asked about the function of the adjacent service road along Woodside Avenue. Mr. Meyer asked if there was trash being stored there for pick up or was it a delivery zone.

Mr. Ryan replied that it was primarily used for access to mechanical services and served as the pedestrian access to the adjacent buildings.

Commissioner Meyer stated that he did not share Commissioner Gatti's enthusiasm about the revised scheme. Mr. Meyer felt that the entry was unresolved without the

previously approved entry building. Furthermore, Mr. Meyer stated that the adjacency and visibility of the activities along the service road was unsatisfactory. He felt that the view into the service road should be screened with architectural elements or trees.

Commissioner Cochran asked about a tear drop shaped expression indicated in the site plan at the foot of the new accessible path.

Mr. Ryan explained that it was a 2-dimesional paving pattern that expressed a volumetric expression in the lobby of the revised entry building.

Commissioner Cochran agreed with Commissioner Meyer's concerns about the visibility to the service road from the new entry plaza. Ms Cochran also expressed concern about the ambiguity of the new entry sequence. Ms. Cochran asked where most of the visitors would be coming from.

Mr. Ryan clarified that most of the visitors would be arriving at the top of the hill, north along Woodside Avenue. He pointed out that the existing visitor parking lot is located there, as well as a public transit stop. Mr. Ryan explained that it is the nature of the site configuration that visitors travel south along Woodside Ave., then turn and head east into the various existing and new buildings. Mr. Ryan explained that the new path would be well articulated with signage. Mr. Ryan also clarified that the service road was not within their scope of work and cannot be encroached upon.

Chris Bigelow confirmed that the service road was not within the scope of work for this project . Mr. Bigelow also re-emphasized Mr. Ryan's comments about the approach to all of the buildings from the northern end of the site along Woodside Ave. Mr. Bigelow pointed out that the site layout is more like an abbreviated campus plan with many access points. The topography doesn't lend itself to a centralized entry.

Commissioner Freebairn-Smith expressed concern about the reliance on environmental graphics versus stronger site planning to get visitors to their destination. He was concerened that the entry was too subtle. Mr. Freebairn-Smith asked if another architectural move had been considered that would strengthen the entry sequence.

Mr. Ryan concurs with Commissioner Freebairn-Smith that the entry is not as strong without the previously approved entry building. Mr. Ryan stated that the entry needs further study.

Commissioner Freebairn-Smith asked a general procedural question regarding their requirement to present to the San Francisco Planning Department and to Civic Design Review. Mr. Freebairn-Smith was under the impression that this project was outside the jurisdiction of the Planning Department.

Mr. Bigelow explained that they have to submit to a special review committee within the San Francisco Planning Department called the Urban Design Advisory Committee(UDAC). The UDAC is a free floating consulting group that can be called upon by planning department staff to review projects. Mr. Bigelow continued to explain that the UDAC has their own set of aesthetic criteria that governs the review. Further more, Mr. Bigelow explained that the review process is private. The design

architects are not allowed in the room while the project is being reviewed.

Commissioner Gatti asked that each commissioner provide their final concise recommendations for the architects.

Mr. Bigelow also asked that their comments take into consideration the buildings as well as the landscape. Mr. Bigelow pointed out that the material and color palette had not changed since the last approval.

Commissioner Meyer stated that his primary reservations were with the unresolved entry sequence at the area where the path turns the corner and continues up the hill. He had no major reservations about the design of the buildings.

Commissioner Cochran agreed with Commissioner Meyer's concerns about the ambiguous entry. Ms Cochran felt the buildings were fine.

Commissioner Stauffacher Solomon felt that the 'TV' form over the front door was ominous.

Commissioner Freebairn-Smith requested that the architects take a careful look at the entry plaza and perhaps emphasize the forced perspective that they have so consciously designed.

Commissioner Gatti stated that he was satisfied with the revised design. Mr. Gatti asked Mr. Ryan if the comments made by the commissioners provided adequate direction for him to move forward with the design.

Mr. Ryan replied that it was sufficient.

4. **Adjournment**
   Meeting was adjourned at 5:10 p.m.

SAN FRANCISCO ARTS COMMISSION

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special

CIVIC DESIGN REVIEW COMMITTEE

SPECIAL MONTHLY MEETING

Monday, October 29, 2001

4:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

THE FOLLOWING ITEMS ARE SUBJECT TO DISCUSSION AND POSSIBLE ACTION WHICH MAY INCLUDE: MOTIONS OF RECOMMENDATION TO APPROVE PHASE(S) UNDER REVIEW OR A COMBINATION OF PHASE(S), RECOMMENDATION TO APPROVE WITH CONTINGENCIES, RECOMMENDATION TO DISAPPROVE, RECOMMENDATION TO DEFER APPROVAL. (PHASE 1 DESIGN CONCEPT; PHASE II DESIGN DEVELOPMENT WITH COLORS AND MATERIALS; PHASE III FINAL APPROVAL).

Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **525 GOLDEN GATE AVE**
INFORMATIONAL PRESENTATION
Edgar Lopez, Project Manager, DPW BOA
David Hobstetter, Principal in charge, KMD/STEVENS

II. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

SPECIAL CIVIC DESIGN REVIEW COMMITTEE

Monday, October 29, 2001

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MEETING LOCATION

Bureau of Architecture

4th floor Conference Room

30 Van Ness Ave.

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 4:15 p.m.

I. **Role Call:**

Commissioners present: Stanlee Gatti, Barbara Stauffacher Solomon, William Meyer (to arrive late) , Andrea Cochran, Rod Freebairn-Smith

Staff present: Nancy Gonchar, Rommel Taylor

2. **Administrative Building-525 Golden Gate Ave.**

Mr. Gatti called the meeting to order and handed the floor to Edgar Lopez, Project Manager, DPW BOA.

Mr. Lopez explained that the work presented today represented 50% schematic design completion and encouraged the commissioners to offer feedback on the designs. Mr.

Lopez introduced the KMD/Stevens joint venture team: David Hobstetter-*KMD*, Kristina Feller-*KMD*, Michael Rossetto-*KMD*, Myles Stevens-*Stevens*.

Mr. Lopez handed the floor to Mr. Hobstetter to deliver the presentation.

Mr. Hobstetter briefly described the format of the presentation. He explained that they have explored three options for the site. Each of which will be described in more detail by either Ms. Feller or Mr. Rossetto. Mr. Hobstetter informed the committee that this project would be the first green pilot program building for the city. The project has been graded against the LEED criteria of certifying the level of sustainability.

Ms. Feller continued by explaining that the three schemes represented bench marks in their design process. She explained that their research into sustainable technologies was integral to the development of all three schemes. The goals for each of the designs was to integrate these technologies in a holistic way. Ms. Feller continued by saying that the the artists were also an important part of the collaborative design process.

Ms. Feller presented scheme 1. She explained that this scheme was the most conservative in terms of form and level of sustainability. This scheme has a "certified" LEED rating. Ms. Feller continued by explaining that this scheme was a typical office block layout that maximized floor area. This scheme also meets the minimum shadow impact as outlined in the EIR.

Commissioner Meyer arrived at 4:25pm

Mr. Rossetto introduced scheme 2. He explained that this scheme achieves a "silver" LEED rating. This scheme achieves a higher rating due to more aggressive use of sustainable strategies and technologies such as photovoltaic systems and operable windows. He continued by explaining that this scheme started to take on a more sculptural quality. Mr. Rosetto explained that by tapering the floor plates, they could maximize daylight penetration as well as reduce the shadow impact of the building. At the ground floor, an open public plaza/ garden was created.

Mr. Lopez interjected to explain that the continued reference to the EIR and shadow impact reflected expressed concerns by the Tenderloin School. He explained that the motivation to address this concern was not a legal issue but more of a "good neighbor" policy.

Ms. Feller presented scheme 3. She explained that this scheme achieves a "gold" LEED rating. This scheme represented the most dynamic design solution in terms of form and integration of sustainable technologies. She continued explaining that the scheme incorporates several sustainable technologies and strategies such as photovoltaics, passive cooling and winter gardens. The highly sculpted form also affords maximum daylight penetration as well as the lowest shadow impact on neighboring buildings.

Ms. Feller explained that more unconventional sustainable technologies were also being researched such as wind power. The introduction of wind technology might offer possibilities for power generation as well as a platform for more kinetic artistic

expressions.

Commissioner Freebairn-Smith expressed enthusiasm about the design strategy. Mr. Freebairn-Smith commented that using sustainable technologies and strategies to drive the tectonic expression was an extremely valuable and much welcomed proposition. Mr. Freebairn-Smith cautioned that the team temper their optimism about using wind power to generate energy. He suggested that a more beneficial integration of wind power might be to expel heat load in the building.

Mr. Hobstetter asked the commissioners to comment on the formal qualities of the proposed building and the fact that it does not repeat the beaux art architectural language of the other civic center buildings.

Commissioner Gatti agreed with the general design concepts. Mr. Gattti felt that it was extremely important to have public gathering places. More than mimicking traditional architectural language, communal gathering spaces symbolized the civic nature of a building. Mr. Gatti suggested that transforming the "winter gardens" in scheme 2, into interior communal spaces would be more appropriate.

Commissioner Stauffacher-Solomon favored the "winter gardens" of scheme 3 but also felt that the public plaza in scheme 2 was strong. Ms. Stauffacher-Solomon appreciated the collaborative nature of the design process between artists and architects.

Commissioner Cochran expressed concern with the outdoor space in scheme 2. Ms. Cochran felt that it should be enclosed in a glass curtain wall. Commissioner Cochran also expressed concern with the "winter gardens" of scheme 3. Ms. Cochran felt that the maintenance required would far out weight the benefits.

Mr. Hobstetter commented that in light of recent national events, an open outdoor space such as the one in scheme 2 would find approval a difficult goal.

Commissioner Meyer strongly opposed the proposed formal solutions. Mr. Meyer felt that the south facade facing the civic center mall should continue the established beaux arts design language. Mr. Meyer felt strongly that the portion of the building rising above the existing federal building should follow the precedents of the civic center. Mr. Meyer felt that the primary architectectural focus should be city hall and not an administrative building.

Commissioner Meyer felt that the northern facade however, could take on a more modern expression and be more playful. Mr. Meyer also felt that the lower portion of the southern facade ,not seen from the civic center, could also be more expressive. Mr. Meyer also expressed concern about the curved expression at the northern facade and felt it should be studied further.

Mr. Hobstetter noted that the the schematic design phase was still in process and that all of the commissioner's comments were well timed.

Commissioner Gatti was satisfied with the overall design direction proposed by the team. Mr. Gatti concluded by expressing anticipation of the review of the finalized schematic design at the next meeting.

3. **Adjournment**

Meeting was adjourned at 5:10 p.m.

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday, November 19, 2001

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2384. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **MISSION AND STUART HOTEL**
MOTION: TO APPROVE MOU RE: NEW VENT SHAFT

II. **JUVENILE HALL REPLACEMENT PROJECT**
REVIEW OF REVISED BASE-BID PHASE 1 & 2
(Phase 1 approved 9/12/00).(Phase 2 approved 2/26/01)
Chris Bigelow, Project Manager, DPW BOA
Mark Ryan, Project Architect, Design Partnership

III. **NORTH BEACH POOL**
PHASE 1
Paulett Taggart, Project Architect, Paulett Taggart Architects
John Jackson, Project Manager, Paulett Taggart Architects

IV. **LAGUNA HONDA HOSPITAL REPLACEMENT PROJECT**
PHASE 1
Michael Lane, Program Manager, Laguna Honda Hospital Replacement Project
Anshen + Allen Architects/Gordon H. Chong & Partners JV Team:
Derek Parker, Senior Principal, Anshen + Allen Architects
Gordon H. Chong , President, Gordon H. Chong & Partners

V. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, November 19, 2001

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MEETING LOCATION

3:00 p.m.

Suite 70, Conference Room

25 Van Ness Ave.

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:10 p.m.

I. **Role Call:**

Commissioners present: William Meyer, Rod Freebairn-Smith, Barbara Stauffacher-Solomon

Commissioners absent: Stanlee Gatti, Andrea Cochran

Staff present: Richard Newirth, Nancy Gonchar, Rommel Taylor, Jill Manton, Nina Dunbar

2. **MOU-Mission and Steuart Hotel Vent Shaft**

Nancy Gonchar called the meeting to order. Ms. Gonchar informed the committee that in the absence of Commissioner Gatti, Commissioner Meyer would chair the

proceedings.

Ms. Gonchar briefly reviewed the scope of the MOU with MUNI and asked the committee if they had any questions.

Commissioner Meyer stated that he had no questions. Mr. Meyer asked for a motion to approve the MOU if the Commissioners had no questions.

Motion to approve the Mission Steuart Hotel MOU.
Motion: Freebairn-Smith
Vote: Unanimous

3. **Juvenile Hall Replacement Project- Revised Base Bid Proposal**

Ms. Gonchar introduced Chris Bigelow, Project Manager, DPW BOA.

Mr. Bigelow introduced the project by briefly outlining the issues raised at the last Civic Design meeting. Mr. Bigelow informed the committee that the budget had been further restricted and that there would be no additive alternate as discussed previously. The scheme presented today would reflect the entire scope of work for the project. Mr. Bigelow handed the floor to Mark Ryan of Design Partnership.

Mr. Ryan explained that the revised scheme focused primarily on strengthening the entry sequence. A new grand stair emphasizes the approach to the new building off of Woodland St. The landscape along the western end of the site slopes down, screening the visitor's view to the service road. Mr. Ryan further explained that some cost savings were achieved by minimizing the number of new retaining walls. Mr. Ryan introduced the landscape architect, Pat O'Brien, who discussed the planting strategy.

Ms. O'Brian presented the landscaping strategies and plant species that would be used for the project. Ms. O'Brian explained that most of the plant species chosen are perennials some will flower throughout the year. Ms. O'Brian further explained that an irrigation system will be installed, however, the plant species were selected for their drought resistance and low maintenance.

Commissioner Meyer opened the floor for public comment.

Commissioner Meyer closed the floor for public comment and asked the committee to respond to the presentation.

Commissioner Stauffacher-Solomon expressed satisfaction with the revised design.

Commissioner Freebairn-Smith inquired about the environmental graphics concept.

Mr. Ryan explained that the signage system was comprised of freestanding signs. Large freestanding signs perpendicular to the sidewalk at the new stair along the western end of the site and at the foot of the path along the eastern end provide information to vehicular traffic. Smaller scale freestanding wayfinding signs are located along the path leading to the entry building at the northern end of the site.

Commissioner Freebairn-Smith felt that the architecture had been significantly

improved. however, Mr. Freebairn-Smith expressed concern that the signage might be too overbearing.

Mr. Ryan agreeded that the signage could be more subtle. The challenge in terms of scale was to maintain a hierarchy between signage targeted to vehicular traffic and signage targeted to pedestrian traffic.

Commissioner Freebairn-Smith also expressed concern regarding the budget for maintaining the landscape concept.

Commissioner Meyer expressed satisfaction with the revised design. Mr. Meyer was particularly happy with the treatment of the new entry in terms of screening the service road.

Motion to approve Juvenile Hall Replacement Project- Revised Base Bid Proposal Phase 1 & 2.
Motion: Freebairn-Smith
Vote: Unanimous

4. **North Beach Pool**

Ms. Gonchar introduced Paulett Taggart to present the new proposal for the North Beach Pool.

Ms. Taggart explained that the scope of the project included seismic upgrade of the existing pool structure, addition of a new locker room and construction of a new clubhouse. Ms Taggart explained that the existing pool is currently sinking and requires immediate renovation.

Ms. Taggart described the design concept as being driven by the architectural language found at the site. The proposed new clubhouse would incorporate a butterfly roof that responds to the pitch of the existing pool building. The facade of the club house will be glass, opening it up to the existing playground. Glass will also be incorporated directly beneath the butterfly roof. Ms. Taggert describe the clubhouse as a lantern for the community. The glass would also allow a passerby to catch the play of light on the ceiling created by the reflections of the water.

Ms. Taggert continued to explain that the facade along Lombard street will be opened up with a combination of translucent and opaque finishes, giving the passer by a sense of what is happening inside. Ms Taggert finished by explaining that the existing pool building would be seismically upgraded with steel rod cross bracing at the exterior.

Commissioner Meyer opened the floor for public comment.

Commissioner Meyer closed the floor for public comment and asked the committee to respond to the presentation.

Commissioner Meyer disclosed that all of the commissioners present are residents of the neighborhood of the proposed project. He further stated that this fact would not affect their review of the project.

Commissioner Freebairn-Smith asked Ms. Taggert if she anticipated any additional cost in relation to the foundation issues.

Ms. Taggert informed the committee that she is currently obtaining cost estimates.

Commissioner Freebairn-Smith expressed satisfaction with the new design. Mr. Freebairn-Smith inquired about the fate of the existing mural.

Nina Dunbar, Art Commission -Public Art Curator, informed the commission that no decision had been made about the preservation or removal of the mural.

Commissioner Freebairn-Smith inquired about the view the residents of the neighborhood would have of the roof.

Ms. Taggert replied that most of the mechanical equipment will be enclosed and that the roof will be of consistent color and material.

Commissioner Freebairn-Smith asked if passive heating or solar power had been investigated as means to heat the pool.

Ms. Taggert informed the committee that the building orientation was not ideal for passive heating strategies. She continued to explain that budget constraints limited the use of photovoltaic technologies.

Commissioner Freebairn-Smith expressed satisfaction with the overall design. Mr. Freebairn-Smith asked if there would be clearly marked signage that indicated the hours of operation.

Ms. Taggart replied that signage already exists for this function.

Commissioner Stauffacher-Solomon felt the design was much improved from the previously reviewed scheme. Ms. Stauffacher-Solomon expressed support for the removal of the mural.

Commissioner Meyer felt that the design presented was a very sensitive and elegant response to the problem. Mr. Meyer also felt that the relationship to the existing building was well conceived. Mr. Meyer expressed some concern that the slope of the new club house roof structure was not the same as the slope on the existing building. Mr. Meyer felt that since they were so close, why not make them the same.

Ms. Taggert explained that the size of the mechanical equipment required a slightly shallower slope. However, they would study the roof further to see if the slopes can match.

Motion to approve the North Beach Pool Phase 1.
Motion: Freebairn-Smith
Vote: Unanimous

5. **Laguna Honda Replacement Project**

Nancy Gonchar introduced the project and explained to the committee that they were seeking a phase 1 approval.

Derek Parker, Senior Principal, Anshen + Allen Architects introduced the project. Mr. Parker explained that the project is a joint venture between Anshen + Allen Architects and Gordon H. Chong & Partners . Mr. Parker explained that the project will be presented in PowerPoint. Mr. Parker introduced Jeff Logan, Design Director, Anshen + Allen Architects and Gordon H. Chong, President, Gordon H. Chong & Partners

Mr. Parker explained that the design process was clinically driven and was a collaboration between the community, hospital staff and the residents. He continued to explain that through this process the team was able to identify key design goals for the hospital. At the top of the list was quality of life for the residents. He continued to explain that one of the more significant issues facing the project was that the existing population could not be relocated during construction. The design had to allow for continual operation of the facility during the renovation. He explained that a phased approach would satisfy this requirement.

Mr. Parker briefly described the site conditions and the history of the architecture of the existing buildings. He noted that the original project budget was 401.6 Million Dollars. However, due to fluctuations in the economy since the original bond was approved, they started the project 50.7 million dollars over budget. He explained that as of completion of the schematic design phase the project was back on the original budget.

Mr. Parker explained that the resident units were designed to afford access to view, tranquility and comfort for each resident. He described the organization of the resident "households". Each "household" would have 15 residents organized in 3 person rooms or a combination of double and single rooms. Each "household" would have a communal gathering space or "living room". Four "households" would be grouped around a central "neighborhood core". Nursing stations, dining rooms, kitchen, spa and service spaces would be located in the "neighborhood core". Mr. Parker explained that there would be two 7 story buildings and one 5 story building with this basic floor plan.

Mr. Parker discussed that a new "link" building would be created to house all of the clinical programmatic requirements. This building would traverses the existing valley, connecting the new residential towers to the historic buildings which will house administrative functions as well as provide assisted living units. Mr. Parker further explained that this building will provide separation between the public garden and the private garden, at the eastern end of the site, with exclusive use by the residents.

Mr. Parker concluded by explaining that the formal qualities of the new buildings responded to the precedents of the historic buildings without mimicking their style. The material and color palette, as well as the proportions of the windows and organization of the living spaces were designed based on architectural cues presented by the historic buildings. Mr. Parker also explained that their office has been consulting with the office of Sim Van Der Ryn to coordinate the LEED certification process. The scheme presented achieves a certified LEED rating for sustainability.

Commissioner Meyer opened the floor for public comment.

Commissioner Meyer closed the floor for public comment and asked the committee to respond to the presentation.

Commissioner Stauffacher-Solomon commented that the new path to the link building seems odd. Ms. Stauffacher-Solomon agreed that having a window in each room was an excellent idea. Regarding the tower, she would have liked to have seen the Spanish Revival style continued.

Commissioner Freebairn-Smith commented that the overall presentation was impressive. He appreciated the professionalism and thoroughness of the presentation. Mr. Freebairn-Smith commented that he would like to see less buildings and more nature. He also expressed concern about the way the "link" building bifurcated the valley.

Commissioner Freebairn-Smith asked how the scheme was able to obtain a certified LEED rating.

Mr. Parker explained that through the use of recycled materials, enhanced air and water quality they were able to achieve the certified rating. He noted that this would be the first LEED certified hospital.

Commissioner Freebairn-Smith expressed concern about the quantity of hardscape for auto parking and asked if a strategy had been considered that took better advantage of public transit.

Mr. Parker noted that the parking capacity had been increased by a modest 50 spaces. He continued to explain that a dialogue between MUNI had been established that may develop an opportunity for public transit to extend into the campus at key locations. A program is also in the works with the hospital that would encourage car/van pooling.

Commissioner Meyer had no major reservations about the overall site plan. Mr. Meyer felt that the orientation of the link building was fine. However, he expressed concern about the plan diagrams in relation to the three dimensional forms generated. Mr. Meyer commented that he would like to see more elevation studies. Also, the roofs lack articulation. Mr. Meyer felt that the color and material finishes were satisfactory choices, however the model renders those choices too abstractly.

Mr. Parker responded to the comments made by the commissioners. Mr. Parker explained that they decided against using the Spanish Revival style for the new buildings in order to maintain formal clarity between new and old buildings. The basic volumetric qualities of the new buildings respond to the architecture of the historic buildings. In regards to the parking issue, Mr. Parker agreed that it would be ideal for there to be less asphalt and more greenscape. They will explore those possibilities further. The building finish material will also be further explored. In terms of the roof articulation, he agreed that more study was required. Mr. Parker clarified that the location and purpose of the "link" building was determined primarily by pragmatic concerns. Horizontal access to all buildings is critical in maintaing efficient service. Mr. Parker concluded by explaining that the "link" building will incorporate more transparency so that it will read as a public building.

Mr. Logan explained that many of the issues raised by the commissioners will be studied in the design development phase. Mr. Logan noted that their design approach is sensitive to how the buildings meet the ground and address the skyline. The towers are essentially housing blocks where the "link" building is the icon.

Commissioner Meyer stated that he needed to see more graphic descriptions of the tower buildings and that they should be rendered with the same importance as the existing buildings.

Commissioner Stauffacher-Solomon expressed concern that the relationship of the red in the towers to the red in the existing buildings is not congruent. In the existing buildings the red tile roof reads as a horizontal element not a vertical one as it is rendered in the towers.

Commissioner Freebairn-Smith stated that if the towers are akin to some housing model, it is in contrast to the model the existing buildings represent. The Historic buildings are a mid-century idea about housing while the proposed towers are a late twentieth century idea about housing. In that sense the towers should have more of those qualities like open terraces for example.

Commissioner Meyer suggested that they return for the next civic design review for a joint phase 1 and 2 review.

6. **Adjournment**

Meeting was adjourned at 5:05 p.m.

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday, December 17, 2001 "See revised agenda"

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

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Public comment in regard to specific items will be taken before or during consideration of the item.

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Agenda

I. **BADEN VALVE LOT AND PUMP STATION**
PHASE 1,2,3
Michael Pierron, Project Architect, DPW BOA
Brian Gatter, Landscape Architect, DPW BOA

II. **LANE STREET AND CROKER AMAZON PUMP STATIONS REPLACEMENT PROJECT**
PHASE 1
Barry Pearl, Planner, PUC
Edmund Shum, Project Architect, DPW BOA

III. **MUNI GENEVA YARD ENCLOSURE PROJECT**
PHASE 1,2
Roger Nguyen, Project Manager, MUNI
Miguel Tello, Project Architect, DPW BOA

IV. **525 GOLDEN GATE AVE.**
PHASE 1
(Informational Presentation 10/29/01)
Edgar Lopez, Project Manager, DPW BOA
David Hobstetter, Principal in charge, KMD/STEVENS

V. **Adjournment**

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SAN FRANCISCO
ARTS COMMISSION

030

CIVIC DESIGN REVIEW COMMITTEE

Monday, December 17, 2001

3:00 p.m.

25 Van Ness Ave Suite. Suite 70

San Francisco 94102

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Public comment in regard to specific items will be taken before or during consideration of the item.

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REVISED
Agenda

I. **ZOO WAREHOUSE & MAINTENANCE FACILITY REVIEW MATERIALS CHANGE, PHASE 3**
(Phase 1 approved 06/19/00, Phase 2& 3 approved 10/16/00)

II. **BADEN VALVE LOT AND PUMP STATION PHASE 1,2,3**
Michael Pierron, Project Architect, DPW BOA
Brian Gatter, Landscape Architect, DPW BOA

III. **LANE STREET AND CROKER AMAZON PUMP STATIONS REPLACEMENT PROJECT PHASE 1**
Barry Pearl, Planner, PUC
Edmund Shum, Project Architect, DPW BOA

IV. **MUNI GENEVA YARD ENCLOSURE PROJECT PHASE 1,2**
Roger Nguyen, Project Manager, MUNI
Miguel Tello, Project Architect, DPW BOA

V. **525 GOLDEN GATE AVE. PHASE 1**
(Informational Presentation 10/29/01)
Edgar Lopez, Project Manager, DPW BOA
David Hobstetter, Principal in charge, KMD/STEVENS

VI. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, December 17, 2001

MEETING LOCATION

3:00 p.m.

Suite 70, Conference Room

25 Van Ness Ave.

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:05 p.m.

1. **Role Call:**

   Commissioners present: William Meyer, Rod Freebairn-Smith, Barbara Stauffacher-Solomon, Andrea Cochran

   Commissioners absent: Stanlee Gatti

   Staff present: Richard Newirth, Jill Manton, Rommel Taylor

2. **Zoo Warehouse & Maintenance Facility**
   Review of materials change-Phase 3

   Mr. Newirth called the meeting to order and introduced the Zoo Warehouse project.

Russ Meyer, Project Architect, GEZ Architects, briefly reviewed the previously approved project. He informed the committee that due to budget restrictions only the warehouse will be built at this time. The maintenance facility will be constructed at a later date.

Mr. Meyer described the scope of the changes of the project was limited to a change of roof material for the warehouse building. He explained that the decision to change the roofing material was based on information provided by the contractor regarding the long term performance of the proposed corrugated cement tiles. The contractor informed him that the tile frequently cracked over the normal life of the product, allowing rain and moisture to enter the roof assembly.

Mr. Meyer explained that the site conditions, salty airborne moisture and severe winds, required a material with high durability. He explained that his team had researched alternative materials that would meet the project's requirements in terms of durability and cost.

Mr. Meyer presented as an alternative material, a heavy profile composition shingle. He explained that the shingle has excellent durability, especially in extreme conditions. The shingle comes in a variety of colors and can be cut and installed in a way that would give a tiled roof effect. Mr. Meyer told the committee that in terms of color they were considering a shingle with flecked earth tones.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Stauffacher-Solomon asked about the proposed pattern.

Mr. Meyer explained that the pattern was designed to give depth and simulate the perception of tiling.

Commissioner Stauffacher-Solomon commented that she did not like the the irregular pattern and would prefer if the shingles had a more regular pattern.

Mr. Meyer explained that the the intent was to break up the flatness of the roof and give depth.

Commissioner Freebairn-Smith asked if the entire roof would be the same material and color.

Mr. Meyer responded that the entire roof would be of consistent material and color.

Commissioner Cochran asked if they had researched any other materials.

Mr. Meyer explained that they had researched other material, however budget constraints severely limited their options. Metals were ruled out due to climatic condition at the site as well as cost.

Commissioner Meyer agreed with Commissioner Stauffacher-Solomon regarding the irregular pattern. He commented that he would also like to see a more regular pattern

as well as a different color for the shingles.

Commissioner Cochran commented that she could not really see the earth tone specs in the shingles

Commissioner Meyer asked if they could hold the sample under an incandescent light.

Commissioner Stauffacher-Solomon asked why they chose the composition shingle.

John Aikin, San Francisco Zoo representative, replied that the durability against wind and the cost were key factors in their choice. He also added that the shingle system would work seamlessly with the proposed structural system.

Commissioner Meyer asked for any final comments from the commissioners.

Commissioner Cochran commented that she preferred a regular pattern and perhaps a white color tile.

Commissioner Stauffacher-Solomon commented that she preferred a regular pattern with darker colors

Commissioner Freebairn-Smith commented that he preferred a regular pattern with darker colors

Commissioner Meyer did not agree with the earth tone color because the earth tones could not be seen in the primarily black shingle. He preferred that a solid dark color be used with a regular pattern.

Motion to approve Phase 3 roof material change from corrugated concrete tile to a heavy profile composition shingle with the condition that: The shingles will be installed in a regular pattern of either "shadow gray" or "charcoal gray" color as selected for the standard color options.

Motion: Freebairn-Smith
Vote: Unanimous

3. **Baden Valve Lot and Pump Station**
   Phase 1,2,3

Michael Pierron, Project Architect DPW BOA, briefly described the use of the existing pump station as a primary station that supplies water from the Hetch Hetchy to residential locations. The station also acts as an emergency pump station.

Mr. Pierron explained that the scope of the project would include: replacement of existing 300 sq. ft. water sampling building with a new 500 sq.ft. water sampling building, seismic upgrade of existing pump station, installation of a new generator and diesel fuel tank, installation of two new surge protection tanks and air compressor.

Mr. Pierron explained that the design concept for the new building was in large part

driven by the events of September 11th. The intent of the building design was to create a low profile, high security structure. He continued to explain that there would be some landscaping as well.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Freebairn-Smith commented that the site and building design seemed too modest. Mr. Freebairn-Smith asked if the scope of the project could include a stronger landscaping strategy. He also commented that if the site is primarily seen from the street, then the design of the edge conditions should be carefully considered.

Mr. Pierron replied that additional landscaping was a possibility, however, the new equipment was a priority.

Commissioner Cochran asked about the art enrichment allocation for the project. Ms. Cochran expressed concern about the visibility of the chain link fence. She also commented that tree species native to the site should be used and that the logo at the eastern facade be deleted.

Commissioner Stauffacher-Solomon stated that she did not agree with the pastel color selection and would prefer to see a darker color used.

Commissioner Meyer commented that he liked the simplicity of the building design however, disagreed with Commissioner Stauffacher-Solomon's desire for darker colors. He felt that brighter industrial colors should be used.

Commissioner Meyer agreed with Commissioner Cochran's comment regarding the removal of the large logo on the eastern facade.

Motion to approve Phase 1,2,3 with the condition that: A darker color palette be used, logo will be removed from eastern facade, non-native tree species will be replaced with native species and that landscaping will be extended to eastern and south eastern edges of site.

Motion: Freebairn-Smith
Vote: Unanimous

4. **Lane Street and Croker Amazon Pump Stations Replacement Project Phase 1**

Barry Pearl, Planner, PUC Planning Bureau, described the scope of the project. He stated that the PUC and DPW are preparing to demolish and replace two potable water stations. These two stations do not meet current operational requirements and are in a deteriorated condition. Mr. Pearl continued to explain that the current single story 400 sq. ft structures will be replaced with new single story 900 sq. ft. structures. Mr. Pearl introduced Edmund Shum, Project Architect DPW BOA, to describe the design concepts.

Mr. Shum briefly explained that his intent was to create a simple single story

structure that would blend harmoniously within the fabric of the neighborhood. He explained that the proposed structures would be poured in place concrete with simple glass block details. Mr. Shum concluded by explaining that trees would be planted at the front of each station to soften the street elevation.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Cochran asked if the proposed schemes had been presented to the neighborhood residents.

Mr. Pearl replied that they had not.

Commissioner Cochran commented that the design was elegant and handsome, however, she questioned the contextual response. Ms. Cochran also commented that the Italian poplar was not appropriate because of its size.

Commissioner Stauffacher-Solomon commented that the design was excellent and expressed support for the Italian Poplars.

Commissioner Freebairn-Smith asked if there was any room to expand the program of the project to address community needs.

Mr. Pearl replied that the program was fixed. He added that by upgrading the facility to meet current operational requirements PUC was addressing community needs.

Commissioner Meyer commented that he liked the monochromatic quality of the building. He also questioned if the form was an appropriate contextual response particularly at the Croker Amazon site. He commented that he would like to have seen drawings showing the building in context.

Commissioner Meyer felt that a phase two and three would have been appropriate if there were more descriptive images.

Mr. Newirth added that it was possible to obtain an approval at the full commission meeting if they brought the required drawings to the committee.

Motion to approve Phase 1
Motion: Meyer
Vote: unanimous

5. **Muni Geneva Yard Enclosure Project**
   Phase 1

Richard Nguyen, Project Manager, MUNI introduced the project. Mr. Nguyen explained that the intent of the project was to create a practical and cost effective enclosure to protect MUNI's historic streetcar fleet. He explained that the new structure would also provide within the enclosure a new overhead catenary with lighting and fire/life safety systems.

Mr. Nguyen also informed the committee that an EIR was underway and that the San Francisco Planning Department is currently reviewing the project. He introduced Miguel Tello, Project Architect, DPW BOA to present the design concepts of the project.

Mr. Tello explained that the primary design concept was to create an industrial pavilion with a simple utilitarian form. The precedents of the existing buildings on the site dictated the scale and materiality of the structures.

Mr. Tello explained that the structure would be made of wide-flange steel columns and beams with steel trusses supporting the roof structure. He continued to explain that the structure would be open on two sides. The enclosed two sides would be clad in corrugated steel siding. Clearestory windows would be framed with steel sections and tempered glass allowing for penetration of natural light into the structure.

Commissioner Stauffacher Solomon commented that she was satisfied with the design.

Commissioner Cochran commented that the design was fine, but that they should consider a darker color scheme.

Commissioner Freebairn-Smith inquired if integrating Photovoltaic panels in the roof had been explored. He felt that with such an enormous roof area, it seemed like an appropriate and viable option. He also asked if this facility would be used for maintenance as well as storage.

Mr. Nguyen explained that the structure would be used primarily for storage of the historic streetcars. He explained that any heavy maintenance would take place in the adjacent facility. Mr. Nguyen added that the Landmarks Commission had given their project a tentative approval. Mr. Nguyen explained that the use of photovoltaics had not been explored.

Commissioner Meyer stated that he felt the design was extremely inappropriate. Mr. Meyer explained that the aesthetic of the new structure does not harmoniously respond to the architectural precedents of the site. The new structure creates a third architectural style that clashes with the adjacent buildings. Mr. Meyer felt that the design was wrong for this context.

Mr. Tello explained that the intent for the new structure was to create a design that did not compete with the grandeur of the landmark building on the site. The form of the new structure is driven by its utilitarian program and is inspired by other industrial building types.

Motion to approve Phase 1,2

Motion: Freebairn-Smith
Vote: YES-Commissioner Cochran, Commissioner Freebairn-Smith, Commissioner Stauffacher-Solomon
NO-Commissioner Meyer

6. **525 Golden Gate Ave.**

Phase 1

Edgar Lopez, Project Manager, DPW BOA, presented the scope of the project. He explained that the project would be a new 14 story building that would house city administrative offices and city departmental offices. There would be 2 levels below grade for parking. A mechanical penthouse would make up the 14th story.

Mr. Lopez stated that the project was scheduled to go out to bid in November of 2002. He commented that the design presented today represented the end of the schematic design phase.

Mr. Lopez introduced the KMD/Stevens joint venture team: David Hobstetter-KMD, Ryan Stevens-KMD, Kristina Feller-KMD, Michael Rosetto- KMD, Myles Stevens-Stevens. Mr. Lopez handed the floor to David Hobstetter, Principal in charge, KMD/Stevens, to present the design.

Mr. Hobstetter reviewed the issues presented at the informational presentation on October 29, 2001. He informed the committee that the scheme presented today was a hybrid of scheme #3 presented on October 29th. Mr. Hobstetter explained that scheme #3 was the most favorable design however, it offered the least usable floor area. He continued to explain that the team worked in an additive fashion to increase the usable floor area and to refine the sculptural qualities of the building form.

Kristina Feller, KMD, added that reducing the shadow impact as indicated in the EIR was also a key factor in the revised design.

Mr. Hobstetter explained that the building design was a highly contextual response in terms of its environmental setting. The aesthetics of the building are driven by these qualities. The design is not a Postmodern aesthetic nor does it defer to historical civic forms. The design seeks to maximize sustainable strategies through a sensitive response to the solar and wind orientation of the site

Mr. Hobstetter explained that the design can be understood in three layers: the northern façade which has a very high level of transparency to maximize natural light penetration, the eastern/western facades which have minimal fenestration and are more sculptural, and the southern façade which is sculpted and massed to respond to the adjacent buildings and the civic center.

Ryan Stevens, KMD, added that the integration of photovoltaic panels in the roof system is a viable option in terms of producing energy for the building but also in terms of providing an opportunity for public art. The southern façade exhibits layers of enclosed spaces. The "winter gardens" that were shown in scheme #3 from the informational meeting have been transformed into enclosed "solaria". These are interior rooms with controlled exposure to the elements. The campanile element was included to strengthen the entry. Mr. Stevens explained that the exposed public court at the ground floor as shown in scheme #3 from the informational meeting was now enclosed.

Mr. Stevens added that the building relates to the adjacent courthouse in height and proportion.

Mr. Hobstetter explained that although the court was now enclosed due to pragmatic and security concerns the intent is still the same. The team recognized that Redwood Street offered an opportunity to create a dynamic public street that filtered into the public area of the building. The large enclosed public court also offers possibilities for another public art site.

Mr. Stevens concluded by informing the committee that the revised design achieves a LEED rating slightly higher than silver. They were able to achieve this through the use of sustainable technologies and materials.

Commissioner Freebairn-Smith commented that he was very much in favor of this project and that he was very excited that the city was taking this level of leadership in design and environmental concerns. Mr. Freebairn-Smith asked about the parking capacity and the proposed streetscape materials.

Mr. Hobstetter replied that the parking capacity is 75 cars. He explained that in terms of landscaping the focus would be on Redwood Street. The landscaping will conform to the Civic Center standards.

Commissioner Freebairn-Smith asked if the design team had considered covering Redwood Street to mitigate the wind.

Mr. Stevens replied that it had been considered but was prohibitive in terms of cost and policy.

Mr. Lopez added that the scope of work was limited to the criteria outlined in the initial E.I.R and budget.

Mr. Stevens explained that the curved wall and the campanile would help mitigate the effect of the wind along Redwood Street.

Commissioner Freebairn-Smith asked if the glass would be green.

Mr. Stevens replied that the intent was to have clear glass rather than green colored glass. Cost will play a factor in the decision however; the glass will be as close to clear as possible.

Commissioner Cochran asked about the intent behind the sloped roof on the southern façade. She also asked if stepping the roof would reduce the usable floor area. She also commented that all of the facades seemed to be unrelated to each other, particularly the southern and western facades. Ms. Cochran asked if the facades could have more visual cohesion.

Mr. Stevens explained that the sloped roof was designed to mitigate the shadow impact, respond to the roof forms of the adjacent buildings and provide an opportunity for art enrichment. A stepped roof would reduce the usable floor area.

Mr. Hobstetter added that the artist, Ned Kahn is developing a kinetic sculpture that will be potentially located at the sloped roof. Mr., Kahn is calling the piece a wind contour map. It will respond to the changing wind conditions at the site.

Mr. Stevens explained that the building intentionally has three different types of facades. Each facades responds directly to a particular sustainable strategy.

Commissioner Cochran stated that she had a major problem with the southern elevation. She stated that it was too massive and didn't look civic. Ms. Cochran also expressed concern that the elevation seemed chaotic. She also felt that with the inclusion of a moving art piece there would be too many things happening on that elevation.

Mr. Hobstetter commented that he agreed with most of the comments. He explained that the southern façade was still a major point of debate with the design team. It is something that the team agrees needs more refinement.

Commissioner Staufacher-Solomon added that she agreed with Commissioner Cochran's comments about the southern elevation.

Mr. Newirth suggested that a joint visual art and civic design committee meeting might be appropriate since the proposed art project is deeply integrated with the development of the building façade. He suggested that this could take shape as a joint informational presentation.

Commissioner Meyer applauded the project concepts and presentation. He commented that the overall design was excellent. Mr. Meyer commented that he did not agree with the solution for the southern elevation. He felt that the portion viewable from the civic center should be more formal and contextual. The lower portion can be more contemporary in the way it addresses the street. Commissioner Meyer felt that the scale and materiality were satisfactory.

Mr. Hobstetter agreed that the southern elevation should be examined further.

Motion to approve Motion to approve Phase 1 of building presented including materials. Approval conditional on review of re-design of the project's southern facade in relation to the project's eastern and western facades.

Motion: Freebairn-Smith
Vote: Unanimous

7. **Adjournment**

Meeting was adjourned at 6:10 p.m.

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

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Monday, January 28, 2002

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

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The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

Public comment regarding specific items will be taken before or during consideration of the item.

Agenda (revised 01/23/02)

1. **THE ART INSTITUTES INTERNATIONAL AT SAN FRANCISCO REVIEW OF PROPOSAL TO REMOVE CONCRETE BENCHES**
   Dan Fione, Ai Representative
   John McCullough, Ai Representative
   Donna Dessart, Ai Representative

2. **MAXINE HALL, ADA RAMP ADDITION PHASE 1,2,3**

Nelson W. Szeto, Project Architect, DPW BOA
Victor Talatala, Project Architect, DPW BOA
Rodger Wong, Project Manager, DPW BOA

3. **LANE STREET AND CROKER AMAZON PUMP STATION REPLACEMENT PROJECTS**
   PHASE 2 & 3
   (Phase 1 approved 12/17/02)
   Barry Pearl, Planner, PUC
   Edmund Shum, Project Architect, DPW BOA

4. **MUNI MMX PLATFORM**
   ADMINISTATIVE PHASE 3
   (Phase 1 dissapproved 05/17/99), (Phase 1 & 2 dissapproved 06/21/99), (Phase 1&2 approved 09/17/01)
   Don Chee, Project Manager, MUNI

5. **BEACH CHALET, REVISED DECK AND GARDEN PROPOSAL**
   PHASE 1& 2
   (Previous deck design Phase 1 approved 03/15/99), (Revised design and landscape improvements Phase 2 & 3 approved 06/19/00)
   Robert McDonald, Project Manager, Rec and Park
   Michael Nolan AIA, Vice President, Smith Group
   Drew Padilla, Project Architect, Smith Group

6. **ADJOURNMENT**

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SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, January 28, 2002

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MEETING LOCATION

3:00 p.m.

Suite 70, Conference Room

25 Van Ness Ave.

San Francisco 94102

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28/02

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:10 p.m.

I. **Role Call:**

Commissioners present: William Meyer, Rod Freebairn-Smith, Barbara Stauffacher-Solomon, Andrea Cochran, Stanlee Gatti

Staff present: Richard Newirth, Nancy Gonchar, Rommel Taylor

2. **THE ART INSTITUTES INTERNATIONAL AT SAN FRANCISCO REVIEW OF PROPOSAL TO REMOVE CONCRETE BENCHES**

Dan Soine, Director of Public Relations, introduced Gail Cannon, Financial Director and John R. Mc Cullough, Director of Human Resources. Mr. Soine briefly described the history and curricula of the school. He explained that he was coming before the commission regarding the proposed removal of two granite slab benches in front of

the school. Mr. Soine explained that the benches were being used for drug dealing and usage, sleeping and loitering. He also explained that there was an inadequate police presence to deal with these issue. They are requesting that the commission approve the removal of the benches.

Commissioner Gatti informed Mr. Soine that the commission was very familiar with the issues of the benches. Mr. Gatti opened the floor for discussion.

Commissioner Stauffacher-Solomon commented that she was in favor of keeping the benches. She commented that they were similar in concept to the ribbon along the Embarcadero.

Commissioner Meyer commented that if the presence of the benches is a direct nuisance to the daily function of the school then he is in favor of removing the benches. Mr. Meyer asked if the misuse of the benches was an enforcement issue.

Mr. Soine agreed that better enforcement would reduce the misuse of the benches, however the benches were a major part of the puzzle. He explained that the school had considered designing and installing an art piece that would deter inappropriate use of the benches.

Commissioner Meyer asked if the Department of Public Works are supporting the proposal.

Mr. Soine explained that DPW was ready to do the work once approval was granted by the Arts Commission.

Commissioner Freebairn-Smith commented that he would not offer a vote of support to remove the benches. He explained that poverty and homelessness are societal issues not solved by the removal of a couple of benches. He commented that it was the choice of the Art Institutes International to move into a neighborhood populated by individuals dealing with these societal issues. Mr. Freebairn-Smith commented that it was disheartening to see such an insensitive proposal from an institution which graduates individuals who will probably face a life of financial struggle as working artists. He reiterated that he would not vote in favor of removing the benches.

Commissioner Cochran agreed with the comments of Commissioner Freebairn-Smith. She questioned how effective the removal of the benches would be in alleviating the problems.

Gail Cannon, Financial Director, explained the entering and leaving the building was sometimes a problem. She explained that there is constant gambling and drug trafficking going on in and around the entrance. Ms. Cannon felt that the issue was not one of homelessness but illegal activity.

John McCullough, Director of Human Resources, explained that students, staff and faculty have reported being attacked and accosted by individuals loitering around the school. Mr. McCullough reiterated that the issue was one of crime not homelessness.

Motion: Stanlee Gatti
Vote:

Yes- William Meyer, Barbara Stauffacher-Solomon, Andrea Cochran, Stanlee Gatti
No- Rod Freebairn-Smith

3. **MAXINE HALL, ADA RAMP ADDITION**
   PHASE 1,2,3

   Roger Wong, project manager, DPW BOA introduced the project team. Mr. Wong described the scope of the project as an interior renovation and ADA ramp addition.

   Motion: William Meyer
   Vote: Unanimous

4. **LANE STREET AND CROKER AMAZON PUMP STATION REPLACEMENT PROJECTS**
   PHASE 2 & 3

   Edmund Shum, project architect, DPW BOA introduced the project team. Mr. Shum briefly reviewed the scope of the project and the new perspective drawings showing how the pump stations would fit into the context of the neighborhood.

   Motion: William Meyer
   Vote: Unanimous

5. **MUNI MMX PLATFORM**
   ADMINISTRATIVE PHASE 3

   Nancy Gonchar explained that there had been no change made to the project and that it was coming before the commission for an administrative phase 3 approval

   Motion: Stanlee Gatti
   Vote: Unanimous

6. **BEACH CHALET, REVISED DECK AND GARDEN PROPOSAL**
   PHASE 1& 2

   Robert MacDonald, project manager, Rec and Park introduced Gar Trupelli, President of the Beach Chalet. Mr. MacDonald explained that the landmarks commission had reviewed and approved the proposed renovation.

   Gar Trupelli briefly described the history of the project. He explained that the original proposal was over budget. They have since retained the services of the Smith Group to revise the design. He introduced Drew Padilla and Michael Nolan of the Smith Group to present the project.

   Drew Padilla, project architect, the Smith Group described the major design concepts. The project is a new deck which will provide an open air dining area for the restaurant. The wood post and beam structure is fabricated on a raised concrete platform. The program includes two new support structures which will house storage and preparation space for outdoor dining. The primary building materials are wood, concrete, stone and acrylic.

Commissioner Cochran commented that the stone treatment seemed out of context since there was no stone used anywhere else on the existing building. She commented that if the stone is to be used it should be thicker. It seems like a veneer. Ms. Cochran questioned the geometry of the planters. She felt that the design was much to busy.

Commissioner Meyer agreed with Commissioner Cochran's statements. He commented that it would be more appropriate and cheaper to use stucco instead of stone. He also commented that he didn't agree with the use of flimsy plastic as a wind shield for the deck.

Commissioner Stauffacher-Solomon commented that the addition would be stronger if it responded more literally to the architectural precedents of the existing building. She commented that the Arts and Crafts aesthetic of the addition clashed with the Beaux Arts aesthetic of the existing building.

Mr. Trupelli explained that they had come before the commission before and the comments were exactly the opposite. The commissioners felt that it shouldn't mimic the architectural style of the existing building.

Commissioner Gatti commented that the design was completely inappropriate for this building. He commented that the proposed design offered no relationship to the existing architectural style in terms of form or materiality.

Commissioner Freebairn-Smith commented that the lack of vegetation in the perspective rendering hurts the presentation. He explained that there is a wonderful architectural tradition that uses the trellis/stucco wall typology. He sited Eric Gill and the architecture of Tuscany. Mr. Freebairn-Smith commented that the budget is always a concern but felt that the design had been trivialized by these concerns.

Mr. Truppelli commented that the design was conceived form a service standpoint. The original design did not work in terms of service. The scheme was also over budget. He explained that in terms of aesthetics the columns were too massive and diminished the feeling of an open air restaurant.

Mr. Padilla asked if the commissioners could summarize the major issues they have with the presented scheme.

Commissioner Freebairn-Smith commented that the project should have more visual weight, a greater sense of material connection to the existing building and that formal site planning should be explored.

Ms. Gonchar suggested that the team schedule an informal meeting with up to two commissioners if they wanted more feedback before they presented to the entire review committee.

7. **Adjournment**

Meeting was adjourned at 4:30 p.m.

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

DOCUMENTS DEPT.
FEB 18 2004
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Monday, March 18, 2002

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

THE FOLLOWING ITEMS ARE SUBJECT TO DISCUSSION AND POSSIBLE ACTION WHICH MAY INCLUDE: MOTIONS OF RECOMMENDATION TO APPROVE PHASE(S) UNDER REVIEW OR A COMBINATION OF PHASE(S), RECOMMENDATION TO APPROVE WITH CONTINGENCIES, RECOMMENDATION TO DISAPPROVE, RECOMMENDATION TO DEFER APPROVAL. (PHASE 1 DESIGN CONCEPT; PHASE II DESIGN DEVELOPMENT WITH COLORS AND MATERIALS; PHASE III FINAL APPROVAL).

Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda(Revised 03.25.02)

I. **BROADWAY STREETSCAPE IMPROVEMENT PROJECT PHASE 1**
Judi Mosqueda, Project Manager, DPW
Peter Bosselmann, Urban Designer, Intergraph Design

2. **THIRD STREET LIGHT RAIL PLATFORM FINISHES/SIGNAGE PHASE 3**
(Phase 1 approved 5/10/99, Phase 2 approved 7/19/99)
Sue Olive, Project Manager, MUNI

3. **JUVENILLE HALL REPLACEMENT PROJECT**

PHASE 3
(Phase 1 approved 9/12/00, Phase 2 approved 2/26/01
Revised Phase 1 & 2 Base Bid approved)
Chris Bigelow, Project Manager, DPW BOA

4. **ST. MARY'S GARAGE UTILITY RESTROOMS**
   PHASE 3
   (Phase 1 approved 1/22/01, Phase 2 approved 2/26/01)
   Allan Ward, Project Architect, DPW BOA

5. **ADJOURNMENT**

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SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, March 18, 2002

DOCUMENTS DEPT.
FEB 18 2004
SAN FRANCISCO PUBLIC LIBRARY

MEETING LOCATION

3:00 p.m.

Suite 70, Conference Room

25 Van Ness Ave.

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:05 p.m.

I. **Role Call:**

Commissioners present: William Meyer, Rod Freebairn-Smith, Barbara Stauffacher-Solomon, Andrea Cochran

Commissioners absent: Stanlee Gatti

Staff present: Richard Newirth, Nancy Gonchar, Rommel Taylor

2. **Broadway Streetscape Improvement Project-Between Montgomery Street and Battery Street**
Phase 1

Commissioner Meyer called the meeting to order.

Judi Mosqueda, Project Manager, DPW briefly described the history of the project. She explained that the scope of the project was to extend from The Embarcadero to Columbus street. Ms. Mosqueda explained that they were seeking approval for the phase of the project extending form Montgomery street to Battery street. Pending additional funding they will return for approval of the subsequent portions of the project. She explained that the community had played an integral part in generating this conceptual scheme. Ms. Mosqueda introduced Peter Bosselmann to present the conceptual design.

Peter Bosselmann, Urban Designer, Intergraph Design, explained that there were three primary ideas driving the design. The first idea was light. He explained that where Broadway meets The Embarcadero there would be a series of large scale light posts that signal the beginning of the boulevard. These lights would march up Broadway for one block. The scale of the lights would decrease in size as they move up Broadway. The fixture type would change to the standard light fixture along The Embarcadero. The second feature would be the tree planting. This strategy would be implemented by extending the width of the side walk at intersections to accommodate these new trees. The intent is to create a dense line of trees along the length of the street. The final strategy is tied to the implementation of the tree planting. The widened sidewalk will reduce the width of Broadway at the intersections from 65' to 46'. This creates a safer pedestrian crossing environment.

Commissioner Meyer asked if they had a light fixture design for review.

Mr. Bosselmann explained that the fixtures would match the standard along the Embarcadero except for the block from The Embarcadero to Front street. This block would utilize a more modern design.

Ms. Mosqueda commented that the final design for those fixtures would be presented to the community for feedback and revisions.

Commissioner Freebairn-Smith asked about the intended tree species.

Ms. Mosqueda commented that tree species had not been selected.

Commissioner Freebairn-Smith commented that he was in favor of improving the Broadway corridor however, he was concerned about the proposed density of trees and if it was a feasible design. He also commented that a strong public art component would be of great benefit to the design.

Commissioner Cochran asked if the road section could be clarified. She also asked if the scheme had been coordinated with existing underground utilities.

Mr. Bosselmann explained that the existing sidewalks were 12' wide. The proposed scheme increases the width of the sidewalk to 19' at the corners. This widened portion will accommodate the new tree planting and decrease the street crossing distance for the pedestrian. He further explained that some preliminary analysis had been conducted. He explained that more complete coordination will occur during the design development phase.

Commissioner Cochran asked if the local merchants were in agreement about having their signs blocked by the new trees.

Ms. Mosqueda explained that during their presentation in the summer of 1999 that the merchants were in favor of the scheme.

Commissioner Cochran asked about the scale of the street lights and about the size of the tree wells.

Mr. Bosselmann explained that the street lights were 16' high. He explained that they should be slightly higher than the point were the trees start to branch. The tree wells will be 5' in diameter or 5' squares. He explained that the intent was to plant mature trees.

Commissioner Stauffacher-Solomon asked how the trees would be protected against being damaged by automobiles.

Mr. Bosselmann explained that bollards would be installed to protect the trees.

Commissioner Stauffacher-Solomon asked if they had considered using neon instead of typical streetlights.

Ms Mosqueda commented that the use of neon had not been explored.

Commissioner Meyer commented that he was in favor of this two block design. He asked about the paving pattern for the bulb outs.

Mr. Bosselmann explained that due to funding restrictions they wanted to spend the money on the trees and lights. The paving pattern will be a simple 3'x3' concrete paver.

Commissioner Freebairn-Smith commented that the design is competent however uninspiring. He asked whether a more progressive design had been explored. Mr. Freebairn-Smith commented that the tree scheme did not speak to the present of historical character of Broadway. He felt that the blocks from Kearny to Columbus were particularly important to reexamine.

Commissioner Cochran agreed with Commissioner Freebairn-Smith's comments.

Commissioner Meyer disagreed with Commissioner Freebairn-Smith's comments. He felt that nostalgic desires for a historical Broadway would not serve the city. He explained that he wants to see a clean and completely gentrified street that welcomes its visitors. He wants a safe environment that fosters street activity. Mr. Meyer commented that the gateway at The Embarcadero and Broadway still needs a lot of work and should be reexamined carefully.

Commissioner Freebairn-Smith agreed that a gateway should exist in the scheme however, the proposal that has been presented is not acceptable.

Motion to approve Broadway Streetscape Improvement Project-Between Montgomery Street and Battery Street Phase 1: Freebairn-Smith

Vote: Unanimous

3. **Third Street Lightrail Platform Finishes/Signage**
   Phase 3

   Sue Olive, Project Manager, MUNI briefly described the history of the project. She Introduced Toby Levy to present the project modifications.

   Toby Levy, Principal, Toby Levy Design Partners, explained that the major modifications had to do with ADA requirements. The 15' wide platforms were increased to 17', the 10' wide platforms were increased to 12' per ADA requirements. The platform color distribution changed. There will be more dark colored tiles and less light colored ones. The decision was based on long term maintenance issues. To accommodate the visually impaired riders the crossing platform will change to a lighter color indicating safe areas. In terms of the signage, the only major modification was to the expression of the street letters. The letters will now be in closed in a matching colored box over the background design.

   Commissioner Freebairn-Smith inquired about clarifying the language on the front of the drawing set which indicated that this is a 95% submittal.

   Sue Olive explained that the drawings had not received stamps from all of the city agencies. As far as design the set is complete.

   Commissioner Freebairn-Smith asked why the chairs had been modified. He also asked about the strategy to shed water from the canopies.

   Toby Levy replied that the seat backs had been removed from the chairs to comply with ADA requirements. The rainwater leaders were integrated into the the vertical steel posts.

   Commissioner Meyer inquired if the unique shape of the ADA signage was code compliant.

   Michael Manwaring replied that they were.

   Motion: Freebairn-Smith
   Vote: Unanimous

4. **Juvenile Hall Replacement Project**
   Phase 3

   Chris Bigelow, Project Manager, DPW BOA, presented the modifications to the previously approved Phase 2 design scheme. He explained that a new classroom was added to the rear of the facility and a new mechanical room was added adjacent to and to the rear of the existing juvenile hall. He explained that these two buildings would have no visual impact to the overall design.

   Motion: Freebairn-Smith
   Vote: Unanimous

5. **St. Mary's Garage Utility Restrooms**
   Phase 3

   Alan Ward, Project Manager, DPW introduces the project and briefly presents the project history. He explains that the modifications made were in response to contingencies from the Phase 2 approval. The ridgeline of the overhang off the roof to the bathroom needed to be reduced and the landscape plan needed to relate to the master plan for that area. He explained that these changes were made.

   Motion: Andrea Cochran
   Vote: Unanimous

6. **Adjournment**

   Meeting was adjourned at 4:45 p.m.

30

/02

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday, April 15, 2002

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

NOTICE: For information related to any of the following matters, please call Nancy Gonchar, Civic Design Coordinator at (415) 252-2584. Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

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Agenda

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I. **ADMINISTRATIVE OFFICE BUILDING-525 GOLDEN GATE AVE. PHASE 2**
(Phase 1 approved 12/17/01)
Edgar Lopez, Project Manager, DPW BOA
David Hobstetter, Principal, KMD

II. **Discussion of City Wide Building Security Issues**
Commissioner William Meyer

III. **ADJOURNMENT**

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SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, April 15, 2002

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MEETING LOCATION

3:00 p.m.

Suite 70, Conference Room

25 Van Ness Ave.

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:10 p.m.

I. **Role Call:**

Commissioners present: William Meyer, Rod Freebairn-Smith, Barbara Stauffacher-Solomon, Andrea Cochran

Commissioners absent: Stanlee Gatti

Staff present: Richard Newirth, Nancy Gonchar, Jill Manton, Rommel Taylor

2. **525 Golden Gate Ave.**
Phase 2

Edgar Lopez, Project Manager, DPW-BOA, introduced the project and project team.

Kristina Feller, KMD-Stevens, briefly revisits the previous design schemes and the design process.

Commissioner Meyer explains that she should focus her presentation on design changes, if any, that have occurred since the Phase 1 approval.

Ms. Feller explained that the revisions made by the design team focused on the southern facade and on refining the integration of the art pieces.

David Hobstetter presented the revisions to the southern facade. He explained that the changes to the overall massing related to the architectural precedents at the civic center.

Ryan Stevens explained that there were three primary massing strategies that related the proposed design to its context. The first was the "shoulder" which defines the articulation of the south eastern corner of the facade. The second was the "profile" which defines the curvature along the southern facade. The third was the "benches" which defines the vertical massing along the southern facade. Mr. Ryan continued to explain that these architectural strategies were used to visually connect the new building with the civic center in general and its neighbor immediately to the east.

Myles Stevens briefly reviewed the proposed public art proposals by Ned Kahn and Anna Murch. He explained that Mr. Kahn's piece would be located inside the thermal chimney on the southern facade. The piece will be a kinetic sculpture that responds to the flow of warm are through the thermal chimney. Mr. Stevens introduced Ms Murch to describe her public art proposal

Anna Murch explained that her idea was inspired by the diverse natural geology in the San Francisco Bay Area. She continued to explain that light, texture and color would be used to reveal the complex geological history of San Francisco. The piece would be narrative, told as one ascended the building. Ms. Murch explained that the the physical quality of the piece was still being conceived and the location will be in the campanile along the northern facade.

Mr. Stevens added that both art pieces have and educational aspect to them. Mr. Kahn's piece reveals in a dynamic way the sustainable design idea of the thermal chimney and Ms. Murch's idea speaks about the environment that these sustainable strategies seek to protect.

Commissioner Stauffacher-Solomon commented that she would like Ms. Murch's piece to have a tactile quality and not just be visual.

Commissioner Meyer asked about the profile of the vertical element along the southeast facade.

Ryan Stevens responded that it was part of the thermal chimney and that the form also aided in diverting severe wind.

Commissioner Rod Freebairn-Smith asked if there would be a graphical interface that would help visitors understand Ms. Murch's art piece.

Mr. Stevens responded that the Department of the Environment will probably have a permanent exhibition about the building that will include descriptions of the art pieces.

Commissioner Cochran commented that the design was satisfactory.

Commissioner Rod Freebairn-Smith commented that he was in support of the overall design proposal.

Commissioner Stauffacher-Solomon commented that she was very pleased with Ms. Murch's proposal in particular and the architectural design in general.

Commissioner Meyer commented that he is in support of most of the design proposal however still does not agree with the slant of the roof along the northern facade.

Motion: Freebairn-Smith
Vote:
Yes- Rod Freebairn-Smith, Barbara Stauffacher-Solomon, Andrea Cochran
No- William Meyer

3. **Discussion of City Wide Building Security Issues**

Rommel Taylor presented a overview of the meeting on April 11, 2002 with Stephen Shotweld and various city agency representatives.

4. **Adjournment**

Meeting was adjourned at 5:30 p.m.

SAN FRANCISCO ARTS COMMISSION

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SPECIAL MEETING

JOINT CIVIC DESIGN REVIEW & VISUAL ARTS COMMITTEE

Wednesday, April 17, 2002

4:00 p.m.

25 Van Ness Avenue, Suite 70

Notices
Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, San Francisco CA 94102 during regular business hours. Tel: 415-252-2594.

Public comment in regard to specific items will be taken before or during consideration of the item.

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound producing electronic devices.

AGENDA

1. **Emperor Norton Memorial**
   Review of Proposed Gift to the City of Statue of Emperor Norton
   Presentors: John Caulder, Dan Macchiarini

   Motion: Motion to approve the design concept for the Emperor Norton Memorial for Telegraph Hill at Vallejo/ Kearny at the top of the Macchiarini steps.

2. **Adjournment**

4/11/02

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SAN FRANCISCO ARTS COMMISSION

JOINT VISUAL ARTS AND CIVIC DESIGN COMMITTEE

Wednesday, April 17, 2002

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FEB 18 2004
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MEETING LOCATION

4:00 p.m.

Suite 70, Conference Room

25 Van Ness Ave.

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 4:10 p.m.

I. **Role Call:**

Commissioners present: Ralph Guggenheim, William Meyer, Rod Freebairn-Smith, Barbara Stauffacher-Solomon, Dugald Stermer, Dede Wilsey

Commissioners absent: Andrea Cochran, Stanlee Gatti

Staff present: Jessica Goodson, Nancy Gonchar, Debra Lehane, Michelle Liapes, Richard Newirth, Rommel Taylor

2. **Emperor Norton Memorial**
Review of Proposed Gift to the City of Statue of Emperor Norton
Presenters: John Caulder, Dan Macchiarini

Debra Lehane, Program Director Civic Art Collection, briefly summarized the project proposal and history. Ms. Lehane introduced John Calder, design architect, to present the revised proposal.

John Calder explained that he was here to address specific concerns expressed by residents of the Telegraph Hill community. He explained that there were three primary concerns: 1. The scale of the sculpture 2. Security 3. Loss of usable area. Regarding the issue of the scale of the sculpture, he explained that the statue was not 16' tall. The overall height of the piece is 12'. The statue of Emperor Norton is 8' tall and sits on a 4' base. Mr. Calder explained that there wouldn't be any new security issues with the proposal. He had been in conversation with the SFPD and was informed that the existing patrol schedule and frequency would not be changed. Regarding the issue of loss of square footage he explained that the total overall loss in area is approximately 8 sq. ft. maximum.

Mr. Calder continued to explain that the statue had been located to conform with DPW design guidelines which require a 15' sidewalk clearance either in front or in back of the statue. The revised design reflects compliance with this requirement. The front of the statue is 5' away from the curb along Vallejo street with 15' clear sidewalk space.

Mr. Clader explained that all members of the community that opposed the design had been contacted and invited to comment on the design. He said that he had not received any response. Mr. Calder continued to explain that he harbors no ulterior motives within the proposal. The intent of the project is honor the life of Emperor Norton and to honor the work designed by the late Peter Macchiarini of Emperor Norton.

Ms. Lehane clarified that the sculpture presented is an enlargement of a smaller piece designed and crafted by the late Peter Macchiarini honoring Emperor Norton.

Daniel Macchiarini read a prepared statement as a response to recent statements about the project. Mr. Macchiarini presented a printed copy of the statement to the commission for the public record.

Commissioner Guggenheim opened the floor to public comment.

Sherry O'Donnell expressed support for the project.

Sean Kilcoyne expressed opposition to the project.

Marvin Kasoff expressed opposition to the project.

Edward Brooks expressed support for the project.

Ward Dunham expressed support for the project.

Michelle Johnson expressed opposition to the project.

Gerry Hurtado expressed opposition to the project.

John Barnes expressed opposition to the project.

Bob Planthold expressed support for the project.

Gerry Crowley expressed support for the project.

Claude Allen expressed opposition to the project.

Jeanette Conley expressed support for the project.

Suzanne Nelson expressed support for the project.

Patricia Cady expressed opposition to the project.

Mede Goldstone expressed support for the project.

Commissioner Guggenheim closed the floor to public comment.

Commissioner Freebairn-Smith responded to Mr. Plantholds's public testimony regarding the use of DPW funds for beautification of Telegraph Hill. He explained that the information was obtained from the outgoing Telegraph Hill Dwellers chair, Julie Christiansen and that he didn't say that they were beautification funds. The DPW funds in question are allocated toward pavement improvements and his inquiry was toward the possibility of those funds being converted for use in improving the entire block.

Commissioner Freebairn-Smith commented that he is also a Telegraph Hill Dweller and that he has been involved in the process of improving the area for quite some time.

Commissioner Freebairn-Smith verbally presented a draft motion for the committee to discuss. Mr. Freebairn-Smith also distributed printed copies of this draft motion to the commissioners and for the public record.

Commissioner Stermer commented that he has an considerable amount of respect for the late Peter Macchiarini as a jewelry maker however, he feels that the sculpture of Emperor Norton is substandard. Mr. Strermer commented that although he has aesthetic concerns with the sculpture he does support the concept of commemorating Emperor Norton.

Commissioner Stauffacher-Solomon agreed with commissioner Stermer. She commented that as a small scale maquette the design works well however, it does not translate well as a large scale sculpture. Ms. Stauffacher-Solomon explained that she supports the conceptual idea of a project honoring Emperor Norton but does not support the design presented.

Commissioner Wilsey commented that she was in favor of the concept however did not like the design presented. She explained that the sculpture was to tall.

Commissioner Meyer commented that he had major concerns with the orientation of the statue. Mr. Meyer explained that he needed to see more design studies that

showed the view looking up Kearny from Broadway and down Kearney street from Green. He also commented that more studies investigating alternative placements was necessary. Mr. Meyer also agreed with the idea of having some type of tribute to Emperor Norton but did not support the current design scheme.

Commissioner Guggenheim commented that he had not visited the site. He commented that the photos were unclear and did not give an accurate sense of how the piece will look in the site.

Debra Lehane explains that the motion on the agenda can be approved as stateted or modified. However, it is expected that there will be a motion today.

Commissioner Stermer asked if the proposal wise dependent on the sculpture.

Daniel Maccchiarini responded that the proposal is based on the sculpture by Peter Maccchiarini.

Commissioner Freebairn-Smith commented that the sculpture should be located at the Macchiarini steps.

Daniel Maccchiarini commented that the sculpture could be repositioned however the overall design must comply with DPW requirements.

Debra Lehane commented that the goal of this meeting was to have an open dialogue with the community and designers. Ms. Lehane highly recommended that each commissioner visit the site.

Motion: Motion to continue this item to May 21st Executive Committee meeting
Moved: Ralph Guggenheim
Vote:
Yes- Unanimous

3. **Adjournment**

Meeting was adjourned at 5:45 p.m.

.30

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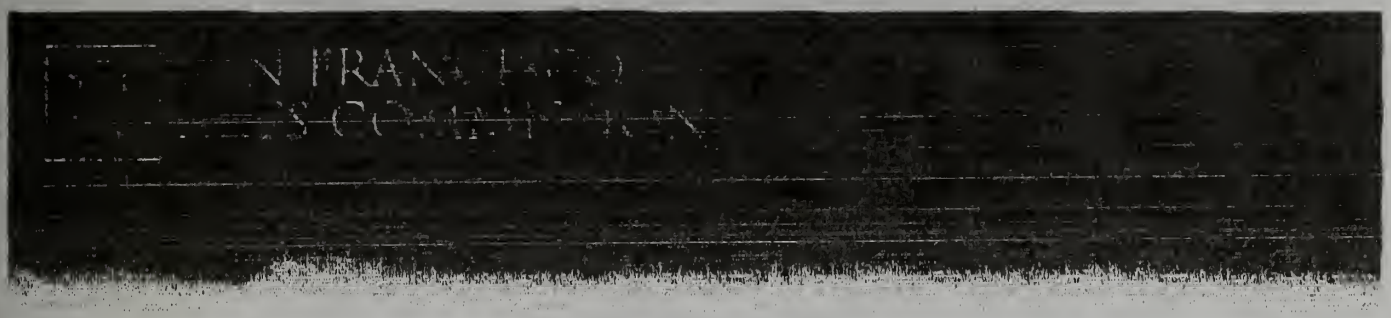

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MAY 17 2002

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CIVIC DESIGN REVIEW COMMITTEE

Monday, May 20, 2002

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **FEDERAL RESERVE BANK OF SAN FRANCISCO, PERIMETER SECURITY ENHANCEMENT**
PHASE 1,2,3
John Kriken, Partner Skidmore, Owings & Merrill

II. **MINNIE & LOVIE WARD RECREATION CENTER**
PHASE 1
Mike Pierron, Project Architect, DPW BOA

III. **BROADWAY STREETSCAPE IMPROVEMENT PROJECT**
PHASE 2 (Phase 1 approved Montgomery Street to Battery Street, 03/18/02)
Judi Mosqueda, Project Manager, DPW
Peter Bosselmann, Urban Designer, Intergraph Design

IV. **ADJOURNMENT**

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SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, May 20, 2002

DOCUMENTS DEPT.
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MEETING LOCATION

3:00 p.m.

Suite 70, Conference Room

25 Van Ness Ave.

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ens Ave, Set 240, during regular business hours.

Minutes

The meeting commenced at 3:10 p.m.

I. **Role Call:**

Commissioners present: Rod Freebairn-Smith, Barbara Stauffacher Solomon, Andrea Cochran

Commissioners absent: Stanlee Gatti, William Meyer

Staff present: Richard Newirth, Nancy Gonchar, Rommel Taylor

2. **FEDERAL RESERVE BANK OF SAN FRANCISCO, PERIMETER SECURITY ENHANCEMENT**

John Kriken, Partner, Skidmore Owens & Merrill, introduced the location and scope of the proposal. Mr. Kriken explained that the project was intended as an

enhancement to the street that also reinforced the perimeter security conditions. Mr. Kriken introduced Steve O'Brien, Associate Partner, Skidmore Owens & Merrill, to present the design scheme.

Steve O'Brien explained that this project responds to a nation wide security upgrade program being implemented on all federal buildings. He explained that this project presented unique challenges in terms of meeting the established guidelines due to its unique urban site. The guidelines call for the building to have bollards set back 74 feet from the building. The bollards should be design to withstand the impact of a 5,000 pound Ryder truck moving at 50 mph. Mr. O'Brien explained that the 74 foot setback guideline could not be met due to the existing site conditions and that the bollards were set back as far form the building as possible.

Mr. O'Brien explained the responses to the security guidelines. There are five elements which make up the security enhancements: 1. additional trees along market 2. large diameter stone planters 3. display monuments 4. bollards and 5. reconfigured sidewalk profile along Market street. These measures are intended to enhance the perimeter along Market and Spear/Main streets.

Commissioner Freebairn-Smith opened the floor to public comment.

Commissioner Freebairn-Smith closed the floor to public comment.

Commissioner Stauffacher-Solomon commented that the design was very handsome and sensitive to the existing context. Ms. Stauffacher-Solomon commented that she believed the solution presented would work against the type of attack described in the presentation. She questioned how effective these measures would be against other more clever types of attacks.

Commissioner Cochran asked about the effectiveness of the measures against a vehicle moving 75 mph or even a parked vehicle similar to the kind used in Oklahoma .

Mr. O'brien explained that these measures were not intended to resist all types of attacks and that the urban site conditions severely limited the types of architectural solutions.

Mr. Kriken explained that the goal of implementing these measures is not to eliminate the threat. The building currently has no measures to mitigate an attack.

Commissioner Freebairn-Smith commented that this was the first project like this that the commission had reviewed and that it was unofficially setting a precedent upon which other projects would be judged. The design seems to address the design criteria in an efficient and elegant fashion.

Motion to approve Federal Reserve Bank , Perimeter Security Enhancements, Phase 1,2,3
Motion: Freebairn-Smith
Vote: Unanimous

3. **MINNIE & LOVIE WARD RECREATION CENTER**

Mary Timken, Landscape Architect, Recreation and Park briefly introduced the scope of the project. Ms. Timken introduced Mike Pierron, Project Architect, DPW BOA to present the design.

Mike Pieron, DPW BOA, described the basic design concepts. He explained that the scheme was based around a central courtyard that takes advantage of the views, natural light and southern exposure. He explained that there are three principal buildings: the gymnasium, the classrooms/administrative, the community room and a teen room.

Mary Timken briefly reviewed the landscape design scheme.

Commissioner Freebairn-Smith opened the floor to public comment.

Commissioner Freebairn-Smith closed the floor to public comment.

Commissioner Freebairn-Smith asked if the community had been involved in the design process.

Mr. Pieron commented that there had been significant community input.

Ms. Timken commented that the community focused more on developing programs for the center more than the architecture.

Commissioner Cochran asked what the existing planting was around the site.

Ms. Timken responded that the site was surrounded by 80-90 year old Monterey Pine.

Commissioner Cochran commented that the design of the buildings seem unrelated to each other and to the landscaping plan. Ms. Cochran requested that they submit an overall landscaping plan.
Commissioner Freebairn-Smith commented that the gestures toward the playing field bleachers and courtyard were strong architecturally. Mr. Freebairn-Smith expressed concern regarding the orientation of the gym building. He asked the design team if they had considered the possible negative affects on the intended use of the building from exposure to such large quantities of southern light.

Mr. Pieron explained that louvers along the south facade would mitigate the exposure to southern light. They will present design studies at the Phase 2 meeting.

Commissioner Freebairn-Smith asked if the design team had considered incorporating green building strategies such as passive solar or gray water systems, etc.

Mr. Pieron explained that they had incorporated as many operable windows as possible to facilitate passive cooling however, other green strategies had not been explored.

Commissioner Cochran commented that for the phase two review, she would need to see a more developed landscape plan that take into consideration the overall architectural design

Motion to approve Minnie and Lovie Ward Recreation Center, Phase 1, contingent upon review of landscape plan, research into Green Building Strategies and more extensive design study of the courtyard section.
Motion: Barbara Stauffacher Solomon
Vote: Unanimous

4. **BROADWAY STREETSCAPE IMPROVEMENT PROJECT**

Judi Mosqueda, Project Manager DPW, commented that the streetscape elements were reviewed and approved in March of 2002. She explained that they were working on completing a design for by mid August to meet the Phase 1 deadline on there project scope and timeline. Ms. Mosqueda explained that she had coordinated with Jill Manton on the art enrichment allocation for this project. It was determined that the art enrichment allocation would be deferred to another phase of the project.

Peter Bosselmann, Urban Designer, Intergraph Design briefly reviewed the major revisions to the design since phase 1 Civic Design Review. Mr. Bosselmann explained that the team had studied the possibility of creating a plaza at the intersection of Broadway Ave. and Columbus Ave. He commented that London Plain trees, concrete lighted bollards, red concrete pavers, seating and the standard city trash receptacles were the primary design elements for the project.

Mr. Bosselmann commented that the team proposed a necklace of lights as an alternative bid item. The necklace of lights would string the sidewalk trees together. He explained that the initial cost for the system would be expensive, however, it requires little maintenance over the life of the product.

Commissioner Cochran asked if any of the trees shown were existing, if there were existing tree grates and where were the benches located.

Mr. Bosselmann commented that all of the trees shown were existing trees, there were no existing tree grates and that the benches would be located in front of the On Lok Center only. He also commented that the team was proposing new decorative tree grates.

Ms. Mosqueda commented that the community asked for benches only in areas where there was alot of foot traffic.

Commissioner Cochran asked how the necklace of lights would work given the fact that the location of the trees is varied.

Commissioner Stauffacher Solomon commented that she was also concerned that the necklace of lights would look busy and confusing because of the varied location of the trees. Ms. Stauffacher Solomon also commented on the design of the architectural monument at Broadway and the Embarcadero. She felt that the design needed further study. Ms. Stauffacher Solomon also expressed concern with the proposed use of the city standard trash receptacles. She suggested that they look at the design of the receptacles at Crissy Field.

Martha Ketterer, DPW Landscape Division, explained that the were required to use

city approved trash receptacles.

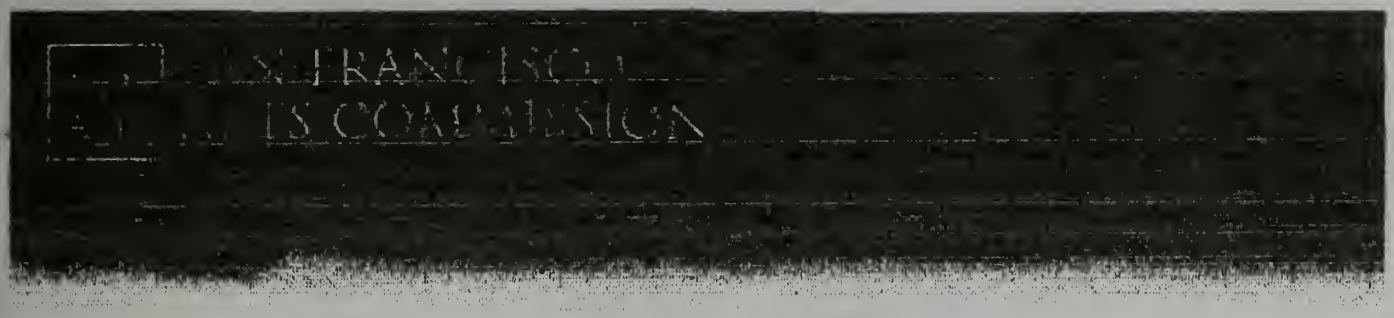
Ms. Mosqueda stated that she would get the design specifications and forward them to the committee for review.

Commissioner Freebairn-Smith commented that he was concerned about the survival of the trees in the windy micro climate of this corridor. He also commented that the tree lined street might significantly block the signage of the merchants along Broadway. He asked if this had been reviewed with the local merchants association. Mr. Freebairn-Smith also stated that there should be more seating along the street. If budget was a concern, he suggested exploring possible partnerships with the private sector.

Motion to approve Broadway Streetscape Improvement Project, Montgomery to Battery Street, Phase 2, excluding necklace of lights alternate bid item, trash receptacles and other blocks of the Broadway Streetscape Master Plan other than those specified in this motion.
Motion: Freebairn-Smith
Vote: Unanimous

5. **Adjournment**

Meeting was adjourned at 5:30 p.m.



SPECIAL MEETING

CIVIC DESIGN REVIEW COMMITTEE

Wednesday, May 22, 2002

3:00 p.m.

Anshen + Allen Architects

901 Market Street, 6th Floor Gallery

San Francisco 94103

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THE FOLLOWING ITEMS ARE SUBJECT TO DISCUSSION AND POSSIBLE ACTION WHICH MAY INCLUDE: MOTIONS OF RECOMMENDATION TO APPROVE PHASE(S) UNDER REVIEW OR A COMBINATION OF PHASE(S), RECOMMENDATION TO APPROVE WITH CONTINGENCIES, RECOMMENDATION TO DISAPPROVE, RECOMMENDATION TO DEFER APPROVAL. (PHASE I DESIGN CONCEPT; PHASE II DESIGN DEVELOPMENT WITH COLORS AND MATERIALS; PHASE III FINAL APPROVAL).

Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **LAGUNA HONDA HOSPITAL REPLACEMENT PROJECT**
PHASE 1 & 2 (Phase 1 reviewed, 11/19/01)
Anshen + Allen Architects/Gordon H. Chong & Partners JV Team:
Derek Parker, Senior Principal, Anshen + Allen Architects
Gordon H. Chong , President, Gordon H. Chong & Partners
Jeff Logan, Design Director, Anshen + Allen Architects

II. **ADJOURNMENT**

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MAY-17-2002 15:28 FROM S F ART COMMISSION TO 95574475 P.01

SAN FRANCISCO ARTS COMMISSION

SPECIAL CIVIC DESIGN REVIEW COMMITTEE

Wednesday, May 22, 2002

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SPECIAL MEETING LOCATION

3:00 p.m.

Anshen + Allen Architects

901 Market Street, 6th Floor

San Francisco 94103

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:05 p.m.

I. **Role Call:**

Commissioners present: William Meyer, Rod Freebairn-Smith, Andrea Cochran

Commissioners absent: Stanlee Gatti, Barbara Stauffacher-Solomon

Staff present: Richard Newirth, Nancy Gonchar, Rommel Taylor

2. **Laguna Honda Hospital Replacement Project**

Derek Parker, Principal, Anshen+Allen, introduces the project team and briefly reviewed the past project history.

Commissioner Meyer stated that the purview of the Civic Design Committee was

limited to the exterior of the building and that the presentation should focus on those aspects of the project.

Mr. Parker described the presentation format.

Larry Fink, Executive Director of Laguna Honda Hospital, briefly described the history of the hospital. He described the primary services and programs provided by the hospital. He explained that the primary goal was to provide long term in/out patient care for the aging population of San Francisco.

Commissioner Freebairn-Smith asked if there was a research component to the hospital.

Mr. Fink explained that the National Institute on Aging was located at the hospital. The primary research project at the Institute was focused on studying the transition from independence to managed care and how building design can foster this transition.

Mr. Parker reviewed the general principles guiding the design process. He stated that the team started by designing the individual residential module. The team clustered these individual modules to create a household. The household modules were grouped with support services to create a neighborhood. These basic groupings informed the typical floor plan parti for each residential tower. Mr. Parker explained that the project would be phased so that the hospital could remain functional during construction.

Mr. Parker explained that the existing senior housing would be connected to the site via site planning.

Jeff Logan, Design Director, Anshen+Allen, briefly reviewed the comments from the November 11, 2001 Civic Design Committee meeting. He stated that the formal qualities of the residential towers were derived from studying the existing Spanish Revival residential towers. The regular window patterns and the use of the tower as a formal terminus to the residential block were formal elements incorporated into the new design.

Mr. Logan commented that the link building was designed to be in contrast to the vertical residential towers. The building spans the valley connecting the residential wings of the hospital. The link building is designed to emphasize the horizontal plan, to be transparent and offer views to the garden beyond, and to gently sit within the valley. Mr. Logan stated that this building was imagined as the "main street" for the hospital where many of the public programmatic elements were located.

Cheryl Barton, Principal, Office of Cheryl Barton, presented the concepts for the landscape design. Ms. Barton explained that there are four primary design goals for the landscaping strategy: 1. to ground the building in the landscape 2. to create a clear "center" and way finding system 3. to take advantage of wellness research in terms of landscape design 4. to be a responsible steward of the land by aiming for the highest LEED rating feasible for this project.

Ms. Barton stated that the fundamental typologies of the landscape were: open space,

the valley, arrival zones, nursing unit courtyards, interior gardens, the parking area, the primary historic access, new access and the link building.

Commissioner Meyer opened floor to public comment.

Commissioner Meyer closed floor to public comment.

Mr. Fink commented that the process had been inclusive of all stakeholders, the health care community, the clients and the neighborhood residents and that the design solutions met the needs of hospital.

Commissioner Freebairn- Smith commented that the design had progressed significantly since the last meeting and was beginning to have an overall visual cohesiveness. Mr. Freebairn- Smith asked how the budget had affected the material selection and finishes.

Mr. Parker explained that he took queues form the existing buildings. He explained that materials were kept simple and they used the money in places of significance like the communal living rooms and the new link building.

Mr. Fink commented that the design was a exemplary solution that meets all of the functional needs of the hospital as well as the aesthetic desires.

Commissioner Freebairn- Smith asked about long term maintenance of the landscape design.

Mr. Fink commented that the more private spaces would be maintained by onsite gardeners and hospital workers. Recreation and Park will tend to the trees on the site. He stated that they will develop a long term plan in collaboration with Rec and Park to maintain the site.

Commissioner Freebairn- Smith questioned if the site plan rendered a welcoming feeling to the first time visitor. Mr. Freebairn- Smith expressed concern that the site planning might need to rely heavily on signage systems instead of a clear plan to orient visitors and residents. He also asked if there could be a greater inclusion of the residents in participating with maintenance of the private gardens. Could that be part of the therapy. He commented that he was satisfied with the color schemes and compositions of the buildings. He commented that the building forms have a stronger residential quality than the schemes shown before.

Commissioner Cochran commented that the landscaping is well thought out and is deftly integrated with the architecture. Ms. Cochran asked if there is ADA access for the street.

Mr. Logan stated that a dedicated bus line would connect visitors from the Forest Hill Station to the front of the hospital.

Commissioner Cochran asked if the smaller gardens would be accessible by the residents and would there be places to sit.

Ms. Barton commented that the smaller gardens would be accessible by the residents.

The gardens are intended to be visually stimulating and to promote movement. She explained that there will be furniture in the garden and each garden will be connected via pathways.

Commissioner Cochran expressed concern that the plaster finish for the exterior might get value engineered and replaced with a less expensive system. She commented that that would make the building look cheap.

Mr. Logan responded that the plaster finish is part of the cost model for the project and will not be replaced with an inferior material.

Commissioner Cochran commented that the windows are very important in conveying a more residential quality. She stated that the windows as shown seem a little flat and institutional. Ms. Cochran asked if they could be set back further in the wall.

Mr. Logan responded that the windows are set as far back as the wall section allows. He explained that the budget didn't allow for a thicker wall section. He commented that all windows are operable.

Commissioner Freebairn- Smith asked if there are any spaces for quiet contemplation or for families to gather in private.

Mr. Parker explained that the existing building has a beautiful chapel and a garden directly adjacent to it.

Mr. Fink added that within each "neighborhood" cluster there was a private room for family respite.

Commissioner Meyer commented that he was satisfied with the interpretation of the new buildings including the link building. He stated that the towers are working well with the existing buildings. Mr. Meyer explained that he liked the rectilinear forms but would suggest exploring some other geometric possibilities. He stated that he still has a problem with the brutal regularity of the window rhythm. He recommended that the team introduce some variety into the window configuration. Mr. Meyer stated that he understood the theoretical argument for the window arrangement however, it still seemed to institutional and repetitious.

Mr. Parker responded by saying that there are five different window types and he reiterated the theoretical connection to the existing architectural precedent.

Commissioner Meyer asked if introducing one more window shape would be cost prohibitive.

Mr. Parker said that it would.

Commissioner Freebairn-Smith commented that he supported the theoretical argument for the window configuration.

Commissioner Cochran felt that the proportions of the windows at the core of the residential towers were odd.

Motion to approve Phase 1 & 2, contingent upon review of: windows at the core of the residential towers and windows at the top level of the residential wings, at the Full Commission Meeting.
Motion: Freebairn-Smith
Vote: Unanimous

3. **Adjournment**

Meeting was adjourned at 6:10 p.m.

30

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SFAC SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday, June 17, 2002

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **LAGUNA HONDA HOSPITAL REPLACEMENT PROJECT**
PHASE 1 & 2 (Phase 1 reviewed, 11/19/01, Phase 1 & 2 reviewed 5/22/02)
Anshen + Allen Architects/Gordon H. Chong & Partners JV Team:
Derek Parker, Senior Principal, Anshen + Allen Architects
Gordon H. Chong , President, Gordon H. Chong & Partners
Jeff Logan, Design Director, Anshen + Allen Architects

II. **NORTH BEACH POOL RENOVATION**
PHASE 2 (Phase 1 approved 11/19/01)
Paulett Taggart, Project Architect, Paulett Taggart Architects
John Jackson, Project Manager, Paulett Taggart Architects

III. **BISON PADDOCK**
PHASE 1,2,3
Scot Burbank, Landscape Architect, DPW

IV. **HELEN WILLS PLAYGROUND AND CLUBHOUSE RENOVATION**
PHASE 1
Chris Downey, Principal, Holt Hinshaw Architects
Lizzy Hirsch, Project Director, Recreation and Park Department
Julie Christensen, Co-Chair, Friends of Helen Wills Park

V. **HARDING PARK AND FLEMING GOLF COURSE RENOVATION- MAINTENANCE BUILDING**
PHASE 1 & 2
Victor R. Talatala, Project Architect, DPW BOA
Jorge, Gutierrez, DPW BOA

VI. **BEACH CHALET, REVISED DECK AND GARDEN PROPOSAL**
PHASE 1& 2
(Previous deck design Phase 1 approved 03/15/99), (Revised design and landscape improvements Phase 2 & 3 approved 06/19/00) (Revised deck and garden improvements Phase 1 & 2 reviewed 01/28/02)
Robert McDonald, Project Manager, Rec and Park

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JUN-14-2002 14:15 FROM S F ART COMMISSION TO 95574475 P.03

Clark Manus, CEO/CFO, Heller Manus Architects

VII. **Adjournment**

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JUN-14-2002 14:15 FROM S F ART COMMISSION TO 95574475 P.04

SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, June 17, 2002

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MEETING LOCATION

3:00 p.m.

Suite 70, Conference Room

25 Van Ness Ave.

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:05 p.m.

1. **Role Call:**

   Commissioners present: William Meyer, Rod Freebairn-Smith, Barbara Stauffacher Solomon, Andrea Cochran

   Commissioners absent: Stanlee Gatti

   Staff present: Richard Newirth, Nancy Gonchar, Rommel Taylor

2. **Bison Paddock**
   Phase 1,2,3

   Scott Burbank, Landscape Architect, DPW, explained that the purpose of the project was to create protected feeding environment for the bison in Golden Gate Park. The

paddock would be a prefabricated steel structure with a standing seam metal roof. The structure would be erected on a concrete pad. The center of the structure would have a metal trough for the bison to feed from.

Mr. Burbank explained that he had been in conversation with Public Art staff regarding the art enrichment report. The money set aside for this project will be reallocated to another park project.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Freebairn-Smith asked if the site would be cleared and refinished.

Mr. Burbank answered that it would.

Motion to approve Phase 1,2,3
Motion: Freebairn-Smith
Vote: Unanimous

3. **Laguna Honda Hospital Replacement Project**
Phase 1 & 2

Derek Parker, Principal, Anshen + Allen Architects, briefly reviewed the review history of the project. He explained that they were returning to Civic Design to address specific concerns regarding the elevations of the residential towers.

Jeff Logan presented the design changes. Mr. Logan explained that the strategy for the design was based on the architectural precedents of the existing buildings. He explained that the simplicity of the building forms, materials and window patterns were analogous to those found on the existing nursing wings. Mr. Logan explained that the team spent more design energy and money in terms of materials and form on the link building and living room towers. These decisions were also analogous to what they observed at the existing building. He explained that most of the unique architectural modeling and material richness was found at the entry buildings and at the towers which terminated the nursing wings.

Mr. Parker explained that it was important for the team to carry over lessons presented by the existing building into the design of the new structures. He reiterated that although budget was a major factor, they were not hiding behind that restriction to explore alternative responses to the design. He explained that they generated over 19 alternatives , however the ones presented today were the most appropriate in terms of design and budget.

Larry Funk, Laguna Honda Hospital, commented that he was pleased with the progress made by the design team. He explained that the revised schemes added usable floor area to the communal spaces and that the curved feature was adds a pleasing design aesthetic to the overall project.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Freebairn-Smith explained that his particularly reservations with the pervious design schemes had to do with rendering the nursing towers in a way that symbolized 'residence' more that 'institution'. He explained that since this would be a final home for most of the residents that the architecture could respond to that in a more strong fashion. Mr. Freebairn-Smith also commented that he would have liked to see floor plans that informed the overall modeling of the exterior volumes. He explained that he was fully aware of the time constraints and that significant modifications were not appropriate at this stage. As far as the window proportions and patterns, he would leave that to the discretion of the design architects,

Commissioner Meyer commented that the curved element at the core of and the expanded color trim were improvements.

Commissioner Cochran commented that she did not think the curve was an improvement. She commented that she liked the proportions of the windows at the core of the nursing tower. Ms. Cochran reiterated that her concerns with the previous design had to do with the depth of the windows and reveals not color. She explained that the walls seem very flat and institutional.

Commissioner Stauffacher Solomon commented that the rounded core element was a positive move. She commented that she agreered with the general strategy to keep the design simple, however she also expected elegance as well.

Mr. Parker commented that he understands Mr. Freebairn-Smith's comments. He explained that the program for the project is a 'hospital program' and not a 'residential program'. This fundamental distinction was a driving factor in the floor plan design. Mr. Parker also explained that the elevation drawings are deceptive and that the architectural modeling will be revealed more in the constructed building.

Commissioner Freebairn-Smith asked if there had been significant community involvement and support in the design process. He commented that although there was no public com mentors present that the commission did receive a letter from Mr. Ed Cavagnaro expressing concern about the design.

Arla Escontrias, Community Relations, Laguna Honda Hospital commented that the team has kept the community involved in the process. She explained that a 1,000 ft. radius notification was performed to inform the neighborhood residents of the proposed project. She explained that the San Francisco Planning Department only requires a 300 ft radius neighborhood notification. She commented that over 35 community meetings were held. Ms. Escontrias commented that over 300 residents were notified of these meetings, but only 12 attended. Information regarding the project is kept up to date via their website. She also explained that the designs were presented to the community in advance of the Civic Design meetings.

Mr. Parker added that an independent third party conducted sophisticated shadow studies that were used as part of the Environmental Impact Report.

Motion to approve Phase 1 + 2 scheme with curved wall and no color modification

Motion: Freebairn-Smith
Vote: Unanimous

4. **North Beach Pool Renovation**
Phase 2

Paulett Taggert, Principal, Paulett Taggert Architects briefly reviews the scope of the project and the comments from the previous design review. Ms.Taggert explained that the overall design had not changed since the last review. She explained that they had studied the possibility of modifying the slope of the clubhouse roof to match the pool roof. She explained that the mechanical equipment on the roof of the clubhouse prohibited that option. She commented that the contrast in the sloped roof was a positive attribute. Ms. Taggert presented the material an d color scheme for the project which consisted of warm yellow, green and gray tones.

Ms. Taggert present a material sample and drawing of the proposed sliding entry door that is part of the approved public art component.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Stauffacher Solomon expressed a preference for white or off white as a color selection. She felt that the color scheme would be in conflict with the existing brick library adjacent to the pool buildings.

Ms. Taggert replied that the colors where inspired by the colors of the beach and that the use of whites were impractical.

Tony Leong, project manager, DPW reinforced that from a maintenance standpoint a white color scheme would not be feasible.

Commissioner Cochran agreed with the architect's color choice and design.

Commissioner Meyer commented that the design was very handsome and that the color scheme was appropriate to the neighborhood context.

Commissioner Freebairn-Smith commented that the clarity of the plan was excellent and that the colors where fine as long as the were subdued and of a warm hue. Mr. Freebairn-Smith
asked about the landscaping strategy for the project.

Ms. Taggert explained that the landscaping design was not part of their scope of work. However, there is a master plan being proposed by Recreation and Park that will include landscaping.

Motion to approve Phase 2
Motion: Stauffacher Solomon
Vote: Unanimous

5. **Helen Wills Playground and Clubhouse Renovation**

Phase 1

Julie Christiansen, Co-Chair, Friends of Helen Wills Park briefly introduced the the history of the park. Ms. Christiansen explained that she was involved in a process to help improve the parks of San Francisco. She explained that most of San Francisco's parks and recreation centers no longer meet the needs of changing activities and user groups. Since it is too expensive to build new rec centers and parks we are faced with the challenge to revitalize the ones we have. Ms. Christiansen explained that a collaboration between the community and architects helped generate some initial working schemes that drove the design presented today. The goal of the community meeting s was to help define the new paradigm for parks of the 21st century.

Hugh Hynes, Project Architect, Holt Hinshaw presented the design concept for the new park. Mr. Hynes briefly reviewed the existing site conditions. He explained that the conceptual design addressed 4 primary issues: 1. Existing building on site 2.access to natural light 3. maximize the natural grade changes 4. respond to existing and future patterns of use.

Lizzy Hirsch. Landscape Architect, DPW described the conceptual design for the landscaping. She explained that the intent for the landscaping strategy was to harmoniously integrate play elements with the paths through the park. The circulation through the park leads and transforms in to play elements. The central feature of the play structure would be a 'tree house element". The children's play area is located to simultaneously maximize adult supervision and minimize their overall presence.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Cochran commented that it was refreshing to see an innovative approach to playground design. Ms. Cochran asked about liability issues with the custom play structures.

Ms. Hirsch responded that the architects were in close collaboration with the playground equipment manufacturer to insure that the meet all national design standards for play equipment.

Commissioner Stauffacher Solomon commented that the playground was a unique design.

Commissioner Meyer commented that he liked the ramp/boardwalk entrance. He commented that the design is very playful and fun. He asked if the architects had considered some sort of noise buffer along Broadway.

Commissioner Freebairn-Smith commented that open space in San Francisco is a precious commodity. Although the architectural elements in the scheme seem to create an interesting texture he expressed concern that there might be to many things happening in the space. He also expressed concern about the noise along Broadway.

Ms. Christiansen commented that the it was important to maintain a level of transparency along Broadway for security purposes.

Motion to approve Phase 1
Motion: Cochran
Vote: Unanimous

6. **Harding Park and Fleming Golf Course Renovation- Revised Maintenance Phase 1 & 2**

Victor Talatala, project architect, DPW BOA presented the scope of the project. He explained that the building being reviewed was one of several buildings proposed for the Harding Park and Fleming Golf Course. Mr. Talatal explained that the maintenance shed would be used to store materials and equipment use to take care of the park grounds. He explained that the building would be a prefabricated metal building on a concrete platform. Mr. Talatala commented that the primary change to the design was the roof overhang under which vehicles would be parked. The overhang was previously cantilevered and the revised design incorporates columns.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Meyer commented that the columns were not a positive design change.

Commissioner Freebairn-Smith inquired about the landscaping. He asked if there would be landscaping that would help screen all the equipment and miscellaneous materials that would not fit into the shed. He also commented that the new overhang design looked like an after thought and did not correspond to the form of the overall building.

Commissioner Meyer suggested that they return with a revised roof line scheme and proposed landscaping design.

7. **Beach Chalet, Revised Deck and Garden Proposal Phase 1 & 2**

Clark Manus, Principal, Heller Manus Architects presented a PowerPoint presentation for the revised addition to the Beach Chalet. He explained that the goal was to provide a flexible outdoor space that could be used year round. Mr. Manus explained that the design was inspired by the architecture of the existing building. The extended 'room' is located on axis with the front entry of the Beach Chalet. The walls of the room can be folded accordion style to open up the space to the park or closed off during unpleasant weather. A skylight runs along the east west axis of the room, terminated by a fire place.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Freebairn-Smith commented that he like the fireplace. He felt that the cornice was a little to heavy and should be modeled after the cornices on the existing

building.

Commissioner Meyer favors the preservationist approach that any addition should be different and not attempt to mimic the original. However, he feels that this proposal is better than what was shown previously. Mr. Meyer feels that there are to many columns along the perimeter of the building. Mr. Meyer commented the the movable walls is an appropriate design solution.

Commissioner Cochran commented that the plan works really well and that the fireplace is an appropriate element for this building. She commented that the cornice does need more detail. Ms. Cochran asked if the roof was operable.

Mr.Manus commented that that was a possibility that could be explored.

Commissioner Stauffacher Solomon commented that the fireplace worked well with the scheme. She commented that the form of the skylight needed more study.

Commissioner Meyer commented that the design was moving in the right direction and that they should return with a landscaping strategy and revised elevations based on the comments today.

8. **Adjournment**

Meeting was adjourned at 6:10 p.m.

30

/02

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CIVIC DESIGN REVIEW COMMITTEE

Monday, July 15, 2002

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Public comment in regard to specific items will be taken before or during consideration of the item.

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Agenda

I. **ROCHAMBEAU PLAYGROUND AND CLUBHOUSE RENOVATION PROJECT**
PHASE 1 & 2
Will Kwan, Project Architect, DPW BOA
Scot Burbank, Landscape Architect, DPW
Damon Louie, DPW BOA

II. **HARDING PARK AND FLEMING GOLF COURSE RENOVATION MAINTENANCE BUILDING AND CLUBHOUSE**
PHASE 1 & 2 (Revised Maintenance Building and Club House Phase 1 & 2 reviewed 06/17/02) (Phase 1 Accessory Structures approved 08/28/00, Phase 1 Main Structures approved 09/18/00)
Victor R. Talatala, Project Architect, DPW BOA
Jorge, Gutierrez, DPW BOA

III. **BEACH CHALET REVISED DECK AND IMPROVEMENTS**
PHASE 1 & 2 (Revised deck and garden improvements Phase 1 & 2 reviewed 06/17/02) (Previous deck design Phase 1 approved 03/15/99), (Revised design and landscape improvements Phase 2 & 3 approved 06/19/00) (Revised deck and garden improvements Phase 1 & 2 reviewed 01/28/02)
Robert McDonald, Project Manager, Rec and Park
Clark Manus, CEO/CFO, Heller Manus Architects

IV. **Adjournment**

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JUL-11-2002 10:40 FROM S F ART COMMISSION TO 95574475 P.01

SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, July 15, 2002

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FEB 18 2004
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MEETING LOCATION

3:00 p.m.

Suite 70, Conference Room

25 Van Ness Ave.

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:00 p.m.

I. **Role Call:**

Commissioners present: William Meyer, Stanlee Gatti, Barbara Stauffacher Solomon, Andrea Cochran

Commissioners absent: Rod Freebairn-Smith

Staff present: Richard Newirth, Nancy Gonchar, Rommel Taylor

2. **ROCHAMBEAU PLAYGROUND AND CLUBHOUSE RENOVATION PROJECT**

Will Kwan introduced the project team for the renovation of the club house and playground. The architectural design would be presented by Damon Louie and Will Kwan, DPW BOA and the landscape design will be presented by Scott Burbank DPW Landscape Division

Mr. Kwan explained that the the project would renovate a 1200 square foot clubhouse including ADA upgrades, structural upgrades and various grounds improvements.

Mr. Burbank explained that the renovation was very straight forward. They would be resurfacing the tennis court and basketball courts, adding picnic tables, new planting at the 25th avenue entry and the 24th avenue entry, new play structures and surfacing, finally a new accessible entry at 24th avenue.

Mr. Louie explained that the renovation was designed to increase overall functionality. He continued to explain that the the only new architectural element would be a 150 square foot storage addition that would the same architectural style as the original building. The existing bathrooms would be remolded to conform with ADA guidelines.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Meyer commented that the design was reasonable. He asked if there had been any community involvement in the design process.

Mr. Louie responded that there had been community involvement.

Motion: Meyer
Vote: Unanimous

3. **HARDING PARK AND FLEMING GOLF COURSE RENOVATION MAINTENANCE BUILDING AND CLUBHOUSE**

Victor Talatala briefly reviewed the last presentation to the Arts Commission. He introduced the project team, Jorge Guetierrez, DPW BOA and Rick Thall, Landscape Architect. Mr. Talatala explained that they were coming to Civic Design to present revisions made based on the comments of the last Civic Design meeting.

Mr. Thall presented the landscape design. He explained that the primary concept was to screen the maintenance shed and equipment from view along Lake Merced blvd.

Victor Talatala presented the material and color scheme for the building. He explained that the colors were selected to complement the natural color scheme of the surrounding landscape.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Cochran commented that he building was fine. She commented on the use of Eucalyptus in a field of pine. She asked if Eucalyptus existed anywhere else around the immediate site.

Mr. Thall responded that there is Eucalyptus on the other side of the park.

Commissioner Meyer commented that the building design and color scheme was acceptable. He commented that he would like to see column supports for the roof overhang.

Mr. Gutierrez commented that the maintenance trucks are parked under the overhang in the evening and that the columns were omitted to make parking easier.

Mr. Thall introduced the concept for the Clubhouse and surrounding greens. He explained that the clubhouse will be located near the 9th hole and the lake.
He commented that they would maximize the use of existing trees on the site.

Mr. Talatala presented the design scheme for the clubhouse building. He explained that the color scheme was selected to be neutral and blend in with the surroundings.

Commissioner Cochran asked if this scheme had been previously approved by the commission.

Commissioner Gatti explained that the scheme previously approved by the commission was markedly different. He explained that it was a privately funded project that was a comprehensive master plan for the golf course. This scheme is more incremently.

Mr. Talatala explained that the previous scheme was privately funded. The

scheme they are presenting is a city project with a significantly reduced budget.

Commissioner Stauffacher-Solomon commented that she liked the color scheme and the use of zinc as a roof material.

Commissioner Meyer is concerned with the design of the entry to the site. He commented that the approach seemed awkward. He asked if alternative parking configurations had been explored.

Mr. Thall explained that the entry sequence was design in collaboration with PGA consultants. The overall design was conceived in a way that would be the most convenient to the needs of the golfers.

Motion: Gatti
Vote: Unanimous

4. **BEACH CHALET REVISED DECK AND IMPROVEMENTS**

Clark Manus, CEO, Heller Manus Architects reviewed the scope of the last presentation to the Civic Design Committee. Mr. Manus explained that today's
presentation would focus on three revised schemes based on the comments from the last Civic Design Committee meeting. He explained that there are only subtle differences between the three schemes. He explained that the treatment of the columns was the primary design feature that had been studied. Scheme one showed columns design to foster plant growth, scheme two showed fewer columns, simplified in shape and not mimicking the columns at the front of the building, scheme three showed columns with tighter spacing.

Commissioner Gattis asked when the design became more permanent in character. He commented that it was his understanding that the addition was to be akin to a deck rather than a building.

Gar Truppelli, Owner, Beach Chalet explained that several design schemes had been explored and the ones presented were stating to satisfy the financial requirements for the restaurant as well as the experiential requirements for their clientele.

Commissioner Cochran commented that she like the idea of the folding glass doors. She commented that she did not like the freestanding arch in scheme two and felt that the column layout was awkward. Ms. Cochran commented that the top of the columns seemed very heavy. She commented

that although the doors fold back, opening the room to the air, the addition still felt like a building.

Commissioner Stauffacher-Solomon commented that the roof seemed very heavy and that the skylight was not very elegant.

Commissioner Gatti commented that the skylight would work better if it were flat.

Commissioner Meyer commented that the color and structure of the horizontal portions of the designs seems too heavy. He commented that he liked the skylights as presented.

Commissioner Gatti commented that the designs have to much structure, they all feel and look like buildings added to the existing structure.

Commissioner Gatti suggested that each commissioner itemize the issues that they have with the designs so that the architects have a clear understanding of what to work on.

Commissioner Meyer commented that he likes the scheme with the wings. Likes the idea of having places for impromptu meetings. He commented that he does not want to see column designs that mimic the columns of the existing building. He commented that he would like to see shallower beam cross sections and more articulated beams. He commented that he was in agreement with the general design scheme.

Commissioner Stauffacher-Solomon commented that she wanted to see a design scheme more like a greenhouse, light and airy. She commented that she would like to see columns that mimic the columns of the existing building. She commented that the idea of wrapping the columns with some kind of wire mesh to grow plants was a bad idea. She commented that she disliked the transom windows on the folding glass doors

Commissioner Cochran commented that she liked the side colonnades without the free standing arch feature. She commented that she liked the layering of the folding doors behind the columns. She commented that she would like to see the new columns mimic the columns on the existing building. She commented that the transom window on the folding glass doors should be eliminated.

Commissioner Gatti commented that the roof structure needed to be lightened up. He commented that he would like to see shallower beam cross sections and more articulated beams. He commented that the new columns should mimic the existing columns. He commented that wrapping the

columns in chicken wire was a bad idea and that if plant life was desired it should be naturally growing vines. He commented that he would like to see more design exploration regarding the roof design. He suggested studying the use of glass. He commented that the folding doors should be full height without the transom windows.

5. **Adjournment**

Meeting was adjourned at 5:30 p.m.

SAN FRANCISCO ARTS COMMISSION

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CIVICDESIGN REVIEW COMMITTEE

Monday, August 18, 2002

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

.30

/02

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

1. **SAN FRANCISCO TRASH RECEPTACLES**
   PHASE 1,2,3
   Mohammed Nuru, Deputy Director of Operations, DPW
   Elizabeth Wilmore, Forms + Surfaces
   Jessica Perez,Landscape Architect, DPW-BOE Landscape Division

2. **SUNOL VALLEY FLORIDATION FACILITY**
   PHASE 1
   Michael Pierron, Architect, PUC

3. **BEACH CHALET REVISED DECK AND IMPROVEMENTS**

PHASE 1 & 2 (Revised deck and garden improvements Phase 1 & 2 reviewed 06/17/02) (Previous deck design Phase 1 approved 03/15/99), (Revised design and landscape improvements Phase 2 & 3 approved 06/19/00) (Revised deck and garden improvements Phase 1 & 2 reviewed 01/28/02) (Revised deck and garden improvements Phase 1 & 2 reviewed 06/17/02) (Revised deck and garden improvements Phase 1 & 2 reviewed 07/15/02)
Clark Manus, CEO/CFO, Heller Manus Architects
Eric Lundquist, Principal, Heller Manus Architects

4. **HELEN WILLS PLAYGROUND AND CLUBHOUSE RENOVATION PHASE 2** (Phase 1 approved 6/17/02)
Chris Downey, Principal, Holt Hinshaw Architects
Lizzy Hirsch, Project Director, Recreation and Park Department
Julie Christensen, Co-Chair, Friends of Helen Wills Park

5. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, August 19, 2002

DOCUMENTS DEPT.
FEB 18 2004
SAN FRANCISCO PUBLIC LIBRARY

MEETING LOCATION

3:00 p.m.

Suite 70, Conference Room

25 Van Ness Ave.

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:10 p.m.

I. **Role Call:**

Commissioners present: William Meyer, Rod Freebairn-Smith, Barbara Stauffacher-Solomon, Andrea Cochran

Commissioners absent: Stanlee Gatti

Staff present: Richard Newirth, Nancy Gonchar, Rommel Taylor

2. **SAN FRANCISCO TRASH RECEPTACLES**

Mohammed Neru briefly introduced the scope of the project. He explained that the new trash receptacle was a collaborative design effort between city agencies and community groups. Mr. Neru said that the project was to develop an attractive, functional, low maintenance receptacle that enhanced the neighborhood's image and identity. He continued to explain that the new receptacle would also support the city's recycling program. Mr. Neru introduced Elizabeth Wilmore, Forms + Surfaces, to comment on the specifics of the design.

Ms. Wilmore described that the goal of the project was to replace dilapidated existing receptacles with the proposed design. In the case that the existing receptacle is in good condition then a new recycling top will replace the existing cage top. Ms. Wilmore explained that the proposed receptacle design was constructed of a heavy gauge powder coated stainless steel. The hardware is also stainless steel. Ms. Wilmore noted that the installation would utilize existing crane equipment. The proposed receptacle would also accommodate the new wheeled 36 gallon Toter liner. The new receptacle top will have separate openings to receive recyclable and trash independently. She explained that the dome top will prevent siting or standing. The San Francisco official seal and a special motif that reflects the characteristics of the neighborhood will be incorporated into the side panels of the receptacles.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Cochran commented that the design seemed fine and asked if the entire can was powder coated.

Ms. Wilmore responded that the entire can is powder coated and sealed with an anti-graffitti coating.

Commissioner Stauffacher-Solomon commented that the design seems unnecessarily complicated and asked if the design team had seen the trash/recycling receptacles at Crissy Field. The receptacle is simple and elegant. She commented that they represented a good precedent to study. Ms. Stauffacher-Solomon commented that she could not support the design as presented.

Commissioner Freebairn-Smith commented that the design was adequate. He asked if the proposed finish was more effective in resisting vandalization.

Ms. Wilmore commented that the combination of the powder coating and graffiti resistant coating will be highly effective. She explained that a natural citrus based cleaner will be used to remove any graffiti.

Commissioner Cochran asked how gouges in the powder coating would be repaired.

Ms. Wilmore answered that a touchup kit would be provided.

Commissioner Meyer asked what percentage of existing receptacles would be replaced and what percentage would be retrofitted.

Mr. Neru answered that approximately 75% of the existing cans would be retrofitted.

Commissioner Meyer commented that right now the vote is split in terms of support. Mr. Meyer asked for staff recommendations on procedure. He felt that more information should be shown regarding the design team's research into other options. He explained that this would help the commission take a better informed vote on the scheme that they have presented today.

Richard Newirth, Director of Cultural Affairs, stated that it is reasonable to request that additional information regarding the design process be shown to the commission.

Commissioner Cochran requested that the NorCal criteria be included in the revised submission.

Commissioner Meyer requested that the design team come back to present the design and research that lead to the final product presented today. The presentation should be a side by side analysis of other options explored in relation to the final design.

3. **SUNOL VALLEY FLORIDATION FACILITY**

Mike Pierron, Architect, Public Utilities Commission introduced the scope of the project. He explained that the proposal was an extension of the chlorination facility approved by the Civic Design committee. Mr. Pieron explained that the project would be a single new steel structure on a concrete slab with a metal roofing system. The roof will extend to create a canopy to protect delivery trucks. The building will be surrounded by a full height chain link fence. Due to chemical incompatibility, the building is separated by 20"

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Motion to approve Phase 1
Motion: Freebairn-Smith
Vote: Unanimous

4. **BEACH CHALET REVISED DECK AND IMPROVEMENTS**

Clark Manus, CEO, Heller Manus Architects explained that since the last Civic Design meeting, the design team has presented to the Landmarks Advisory Board and to the Planning Commission. Mr. Manus explained that they are presenting revised schemes based on the comments from these meeting as well as the last Civic Design meeting. Mr. Manus listed the primary design changes:

1. Revised and more shallow roof section.

   More shallower pitch for the main skylight

   Single vs. Double columns along perimeter of the addition

   Fireplace has been reconfigured

   Porches on east side has been extended to encourage impromptu dining

Mr. Manus introduced Mike Payner, landscape architect.

Mr. Payner briefly described the landscape concept. He explained that a simple plan of open lawn and hearty plantings was the primary strategy.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer opened the floor to public comment.

Commissioner Cochran asked how the retractable awning would operate.

Eric Lundquist, Principal, Heller Manus Architects, explained that the roof would be either manually or electronically operated.
Commissioner Stauffacher-Solomon commented that she liked the design.

Commissioner Freebairn Smith asked if there could be more dense planting along the northern edge to help control the wind.

Commissioner Meyer liked the design. He asked if the client was satisfied with the canvas awnings.

Mr Truppelli answered that he was most interested in a solution the afforded the most openness and that he was very satisfied with the architect's solution.

Motion to approve Phase 1 & 2, revised deck and garden improvements
Motion: Freebairn-Smith
Vote: Unanimous

5. **HELEN WILLS PLAYGROUND AND CLUBHOUSE RENOVATION**

Chris Downey, Architect, Holt Hinshaw Architects, briefly described the main components of the proposed design scheme. He explained that the program consisted of an elevated walkway, recreation center, basketball courts, play structure and resurfaced tennis courts.

Mr. Downey commented that the issues from the last meeting were: noise abatement along the Broadway street edge and the density of structures in the park. Mr Downey explained that they proposed a series of planting wells integrated into the concrete retaining walls. Regarding the density of objects in the space, programmatic requirements prohibit the elimination of any of the structures.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment

Commissioner Freebairn Smith commented that open space is significant. Mr. Freebairn Smith commented that the shadow casting building located dead center within the space does not serve the design well nor does the overpass extending into the space. He stated that these are urban design issues that respond to the qualities of good open space.

Commissioner Stauffacher-Solomon commented that she liked the playfulness of the design.

Commissioner Meyer asked if the ramp was necessary in terms of accessing the park.

Mr. Downey explained that the ramp/boardwalk was an extension of the of the play structure intended to make it more accessible to children of all physical abilities.

Commissioner Cochren stated that she liked the idea of the ramp as a design element that also provides accessibility. She also commented that she like the colors and overall design.

Commissioner Meyer stated that he liked the design and the playfulness of the structures, He commented that he did not like the large spray on letters on the chain link fence.

Commissioner Freebairn Smith commented that he really had a problem with the fact that there is no significant sound abatement along Broadway. He also stated that he is still in disagreement about the large red design elements in the park. He would like to have seen more opaqueness along the Broadway side of the park.

Motion to approve Phase 2
Motion: Cochran
Vote:
Yes-Cochran, Stauffacher-Solomon, Meyer
No-Freebairn-Smith

6. **Adjournment**

Meeting was adjourned at 5:10 p.m.

SAN FRANCISCO ARTS COMMISSION

REVISED CIVIC DESIGN REVIEW COMMITTEE

09-12-02P04 27 RCVD
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Monday, September 16, 2002

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

I. **HARDING PARK AND FLEMING GOLF COURSE RENOVATION MAINTENANCE BUILDING**
PHASE 3 (Phase 1 & 2 approved 7/15/02, Revised Maintenance Building and Club House Phase 1 & 2 reviewed 06/17/02)
(Phase 1 Accessory Structures approved 08/28/00, Phase 1 Main Structures approved 09/18/00)
Victor R. Talatala, Project Architect, DPW BOA
Jorge, Gutierrez, DPW BOA

II. **NORTH BEACH POOL RENOVATION**
PHASE 3 (Phase 2 approved 6/17/02, Phase 1 approved 11/19/01)
Paulett Taggart, Project Architect, Paulett Taggart Architects
John Jackson, Project Manager, Paulett Taggart Architects

III. **WEST PORTAL CLUBHOUSE RENOVATION**
PHASE 1 & 2
Miguel Tello, Project Architect, DPW BOA
Scot Burbank, Landscape Architect, DPW BOE Landscape Division
Dan Mauer, Project Director, Recreation and Park

IV. **SAN FRANCISCO TRASH RECEPTACLES**
PHASE 1,2,3 (Phase 1,2,3 reviewed 8/19/02)
Mohammed Nuru, Deputy Director of Operations, DPW
Kevin Drew, Industrial Recycling Coordinator, Department of the Environment
Paul Giusti, Operations Manager, Sunset Scavenger

V. **Adjournment**

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SEP-12-2002 14:16 FROM S F ART COMMISSION TO 95574475 P.01

SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, September 16, 2002

DOCUMENTS DEPT.
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MEETING LOCATION

3:00 p.m.

Suite 70, Conference Room

25 Van Ness Ave.

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:05 p.m.

1. **Role Call:**

   Commissioners present: Andrea Cochran , Stanlee Gatti ,William Meyer, Rod Freebairn-Smith, Barbara Stauffacher-Solomon

   Staff present: Richard Newirth, Nina Dunbar, Rommel Taylor

2. **HARDING PARK AND FLEMING GOLF COURSE RENOVATION MAINTENANCE BUILDING PHASE 3**

Commissioner Meyer asked if there had been any changes to the project since the phase two review.

Jorge Guttierrez, DPW BOA, stated that the project had not changed.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Motion to approve Harding Park and Fleming Golf Course Maintenance Building, Phase 3
Motion: Freebairn-Smith
Vote: Unanimous

3. **NORTH BEACH POOL RENOVATION PHASE 3**

Commissioner Meyer asked if there had been any changes to the project since the phase two review.

Paulett Taggert, Principal Paulett Taggert Architects, stated that the design of the mechanical house had developed since the last review. Ms. Taggert presented the design and material samples.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Motion to approve North Beach Pool Renovation, Phase 3
Motion: Freebairn-Smith
Vote: Unanimous

4. **WEST PORTAL CLUBHOUSE RENOVATION PHASE 1 & 2**

Dan Mauer, Project Coordinator, Recreation and Park, introduced the project. He explained that the project was a renovation of an existing clubhouse built on top of the slab for the MUNI Metro West Portal Tunnel. The proposal would address increasing the square footage, site landscape and accessibility.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Freebairn-Smith asked if the trellis along the eave of the building would be planted.

Dan Mauer responded that they planned on some type of foliage, however, it had not yet been decided.

Commissioner Freebairn-Smith asked if the community had been involved in the design process.

Mr. Mauer responded that the community was very supportive of the design and was involved extensively in the process.

Commissioner Cochran commented that the stucco was rendered rough. She asked if the stucco finish could be smooth.

Mr. Mauer answered that that shouldn't be a problem.

Commissioner Freebairn-Smith asked if the trellis would limit the possibilities for art on the building.

Nina Dunbar, Arts Commission staff, explained that the Public Art committee had selected a pool of artists for this project. Final selection of an individual artist had not happened. Ms. Dunbar explained that if the selected art work significantly changes the architecture, the project will be brought back to civic design for review.

Commissioner Meyer commented that he liked the trellis element either planted or without planting. Mr. Meyer stated that he would like to see more articulation along the southern facade to increase shading.

Commissioner Stauffacher Solomon asked how the team decided on the materiality for the trellis element.

Miguel Tello, DPW BOA, explained that the materiality was a response to the material precedents in the area which were concrete and metal. He added that code requirements were also a factor.
Commissioner Gatti commented that he highly recommended planting the trellis. and felt that without some sort of planting the architecture would not be complete.

Motion to approve West Portal Clubhouse Renovation, Phase 1 & 2, contingent upon presentation of a landscape strategy at phase three review.
Motion: Freebairn-Smith
Vote: Unanimous

5. **SAN FRANCISCO TRASH RECEPTACLES**
PHASE 1,2,3

Mohammed Nuru, DPW, explained that the team reviewed the comments made by the Civic Design Commitee at the August meeting. He commented that the team examined the Crissy Field trash and recycling cans. Mr. Nuru explained that after further analysis the proposed receptacle design from Forms + Surfaces and DPW meets the needs of the City more than the Crissy Field design. Mr. Nuru commented that the Crissy Field design was more elegant and simple. However, he commented that the two can system and use of trash bags would be prohibitive in terms of cost and maintenance.

Mr. Nuru explained that the the proposed receptacle design from Forms + Surfaces and DPW directly responds to requirements as laid out by the city and community. The can should be graffiti/vandal resistant, compatible with existing trash pick up service, removal of crap top and contents should be protected from the elements.

Furthermore, he stated that 75% of the existing cans will receive the new tops and then 25% of existing cans will be replaced with the new receptacle.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Gatti asked if all the cans will have the same color regardless of the neighborhood.

Mr. Nuru responded that all the receptacles will have the same finish. However, depending on the neighborhood a unique plaque will be incorporated into the side of the can.

Commissioner Gatti stated that he liked the prototype design. Mr. Gatti asked how the color was determined. He commented that he preferred either a dark green or dark blue.

Commissioner Cochran stated that the round shape of the Crissy Field can is more elegant. She asked of the issues of compatibility with the toter could be resolved. Ms. Cochran commented that she liked the stainless steel finish.

Commissioner Freebairn-Smith commented that a high grade of stainless steel needed to be used in order to prevent corrosion due to scratches and dings. Mr. Freebairn-Smith asked if issues of public safety in relation to potential terrorist attacks had been considered.

Mr. Nuru responded that there had been no discussions regarding terrorist attacks.

Commissioner Meyer commented that the need for compatibility with the toter system and for compatibility with existing trash receptacles should be the deciding factors in the design. Mr. Meyer agreed with Commissioner Gatti regarding the color selection.

Commissioner Stauffacher Solomon commented that she did not agree with the design of the receptacle. Ms. Stauffacher-Solomon agreed with Commissioner Meyer and Gatti regarding the color.

Motion to approve San Francisco Trash Receptacles design Phase 1,2,3
Motion: Freebairn-Smith
Vote:
YES: Stanlee Gatti ,William Meyer, Rod Freebairn-Smith
NO: Andrea Cochran , Barbara Stauffacher Solomon

Motion to approve San Francisco Trash Receptacles color, green to match Decaux Kiosks
Motion: Stanlee Gatti
Vote:
YES; Stanlee Gatti , Rod Freebairn-Smith, Barbara Stauffacher-Solomon
NO: Andrea Cochran William Meyer

6. **Adjournment**

Meeting was adjourned at 6:10 p.m.

SAN FRANCISCO ARTS COMMISSION

CIVIC DESIGN REVIEW COMMITTEE

Monday, October 21, 2002

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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THE FOLLOWING ITEMS ARE SUBJECT TO DISCUSSION AND POSSIBLE ACTION WHICH MAY INCLUDE: MOTIONS OF RECOMMENDATION TO APPROVE PHASE(S) UNDER REVIEW OR A COMBINATION OF PHASE(S), RECOMMENDATION TO APPROVE WITH CONTINGENCIES, RECOMMENDATION TO DISAPPROVE, RECOMMENDATION TO DEFER APPROVAL. (PHASE 1 DESIGN CONCEPT; PHASE II DESIGN DEVELOPMENT WITH COLORS AND MATERIALS; PHASE III FINAL APPROVAL).

Public comment in regard to specific items will be taken before or during consideration of the item.

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Agenda

I. **LINCOLN PUMP STATION**
PHASE 1
Michael Pierron, Architect, PUC
Howard Fung, Project Manager, PUC

II. **SAN FRANCISCO MUNICIPAL ASPHALT PLANT UPGRADE**
PHASE 1,2,3
Howard Wong, Senior Architect, DPW BOA
Ernie Ramilo, Project Architect, DPW BOA
Jim Buker, Project Manager, DPW BOA

III. **BAYVIEW CONNECTIONS PEDESTRIAN IMPROVEMENTS**
PHASE 1
Koa Pickering, Lead Designer, DPW BOE Landscape Architecture Division

IV. **911/OES EMERGENCY COMMUNICATIONS CENTER STAGE 3**
PHASE 2 (Phase 1 approved 03/20/00, Phase 2 Reviewed 11/20/00)
Paul D. Travis, Project Manager, DPW BOA

V. **EUREKA VALLEY RECREATION CENTER EXPANSION**
PHASE 1 & 2
Jorge Alfaro, Senior Architect, DPW BOA
Nelson Szeto, Project architect, DPW BOA
Brian Gatter, Landscape Architect, DPW

VI. **KORET CHILDREN'S QUARTERS RENOVATION PROJECT**
PHASE 1
Judi Mosqueda, Project Manager, DPW
Susan Goltsman, MIG

VII. **SIGMUND STERN GROVE & PINE LAKE PARK IMPROVEMENT PLAN**

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INFORMATIONAL PRESENTATION
Judi Mosqueda, Project Manager, DPW
Lawrence Halprin, Landscape Architect
Rick Thall, Landscape Architect, DPW

VIII. **INFORMATIONAL PRESENTATION-CONFERENCE ROOM CHAIRS**
Arts Commission Staff

IX. **Adjournment**

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SAN FRANCISCO ARTS COMMISSION

CIVICDESIGN REVIEW COMMITTEE

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FEB 18 2004
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Monday, November 18, 2002

3:00 p.m.

25 Van Ness Ave Suite, Suite 70

San Francisco 94102

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Public comment in regard to specific items will be taken before or during consideration of the item.

Agenda

1. **LA GRANDE TANK REPLACEMENT**
   PHASE 1
   Howard Fung, DPW BOA, Project Manager
   Stanley So, DPW BOA, Project Architect
   Martha Ketterer, DPW BOE Landscape Division, Landscape Architect

2. **Adjournment**

[ACCESSIBILITYINFORMATION |CivicDesign Committee Index|MeetingsIndex]

SAN FRANCISCO ARTS COMMISSION

REGULAR CIVIC DESIGN REVIEW COMMITTEE

Monday, November 18, 2002

DOCUMENTS DEPT.
FEB 18 2004
SAN FRANCISCO PUBLIC LIBRARY

MEETING LOCATION

3:00 p.m.

Suite 70, Conference Room

25 Van Ness Ave.

San Francisco 94102

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Ave, Ste 240, during regular business hours.

Minutes

The meeting commenced at 3:10 p.m.

I. **Role Call:**

Commissioners present: William Meyer, Rod Freebairn-Smith, Barbara Stauffacher-Solomon, Andrea Cochran

Commissioners absent: Stanlee Gatti, Andrea Cochran

Staff present: Nancy Gonchar, Rommel Taylor

2. **LA GRANDE PARK TANK REPLACEMENT PROJECT PHASE 1**

Stanley So, architect, DPW BOA explained that the proposed project was to replace an existing water tank in the Exclesior District. The new tank will be 28' in diameter

and 80' tall and will meet current CalOSHA requirements. It will be set back further on the hill to minimize the visual impact. The new tank will incorporate communistion attenaes used by MUNI and the PUC. Mr. So explained that the old tank will be demolished following the completion of the new tank. Mr. So introduced John Dennis to present the landscape design.

John Dennis, landscape architect, DPW BOE Landscape Division explained that the landscape design strategy was to improve the path of approach to the tank, provide a safer entry/exit for utility workers, increase security with a new chain link fence and to plant native speices to complement the existing McClaren Park landscape. Mr. Dennis explained that the community voiced concern about the aesthetics of the cahin link fence. He explained that the fence was to intended to provide a secure perimeter around the tank to minimize vandalism and any other tampering. The fence was also intended to help define a public viewing are at the top of the hill.

Commissioner Meyer opened the floor to public comment.

Commissioner Meyer closed the floor to public comment.

Commissioner Stauffacher-Solomon commented that the design was satisfactory>

Commissioner Freebairn-Smith aske if there had been any significant community input regarding the possibility of reuseing the tank versus replacement, the use of green material and the possible reuse of the existing tank material in the case of its demolishion.

Mr. So responded that The Friends of Mc Claren Park had been involded in the process and the most significant comment was regarding the look of the chain link fence. He explained that his team was exploring other options. Mr. So commented that lead containing paint was used on the existing tank and that prohibited the reuse of any of the materials. He also stated that the primary reason for replacing the tank was to mitgate the risk of failure during a seismic event.

Commissioner Meyer commented that the color selected was an issue for him. He stated that he would like to see color studies for the tank and the accessory structures like the stairs and fence.

Motion: Freebairn-Smith
Vote: Unanimous

3. **Adjournment**

Meeting was adjourned at 3:45 p.m.

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